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Karen A. Yarbrough
Cook County Recorder of Deeds
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(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

MORTGAGE MODIFICATION AGREEMENT (DOCUMENT NO. 1219246012)

THIS AGREEMENT is made as of this 10th day of November, 2013 by and between **MIDWEST CAPITAL INVESTMENTS, LLC**, whose address is 200 N. Broadway Street, Joliet, Illinois 60435 ("**Owner**") and **FIRST COMMUNITY FINANCIAL BANK**, successor by merger to First Community Bank of Joliet, whose address is 2801 Black Road, Joliet, Illinois 60435 ("**Mortgagee**").

WHEREAS, Owner executed and delivered to First Community Bank of Joliet a Mortgage and an Assignment of Rents, each dated May 21, 2012 and recorded on July 10, 2012 with the Cook County Recorder of Deeds as document nos. 1219246012 and 1219246013 (collectively the "**Mortgage**") encumbering the property commonly known as 423 Shabbona Drive, Park Forest IL, 311 Seneca Street, Park Forest IL, 39 Warren Street, Calumet City IL, and 330 Oswego Street, Park Forest IL and legally described on Exhibit "A" attached hereto and incorporated herein by reference (the "**Property**") to secure repayment of the Note (as such term is defined in the Mortgage) as modified from time to time in the aggregate principal sum of \$1,750,250.00; and

WHEREAS, Mortgagee is successor by merger to First Community Bank of Joliet and is the owner and holder of the Note and the Mortgage; and

WHEREAS, Owner is the current owner of title to the Property and has the power and authority to amend the terms of the Mortgage; and

WHEREAS, Midwest Capital Investments, Inc. has executed and delivered to Mortgagee various other promissory notes as hereinafter described, all of which are also intended to be secured by the Mortgage, and

WHEREAS, Mortgagor and Mortgagee desire to modify the terms of the Mortgage to restate the modified amount of credit secured thereby.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are incorporated herein as though fully set forth. Mortgagor represents and warrants to Mortgagee that the foregoing recitals are true and correct.

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2. The terms of the Mortgage are hereby modified to provide that the Mortgage secures the repayment of indebtedness in the aggregate amount of **One Million Nine Hundred Fifty Five Thousand Seven Hundred Sixty and 16/100 (\$1,955,760.16) Dollars** or so much thereof as may be disbursed and remains outstanding from time to time under the following described promissory notes executed by Midwest Capital Investments, Inc. as Borrower in favor of Mortgagee as Lender, together with all renewals, replacements, extensions, and modifications thereof:
 - a. Promissory note dated November 1, 2013 in the principal sum of **\$141,877.46**;
 - b. Promissory note dated October 20, 2013 in the principal sum of **\$113,717.86**;
 - c. Promissory note dated October 15, 2013 in the principal sum of **\$299,077.66**;
 - d. Promissory note dated October 21, 2013 in the principal sum of **\$624,901.07**;
 - e. Promissory note dated October 21, 2013 in the principal sum of **\$96,138.63**;
 - f. Promissory note dated October 21, 2013 in the principal sum of **\$379,747.48**; and
 - g. Promissory note dated October 23, 2013 in the principal sum of **\$300,300.00**.
3. Owner hereby reaffirms all of the terms and provisions of the Mortgage as modified hereby.

IN WITNESS WHEREOF, Owner and Mortgagee have executed this Instrument by their duly authorized representatives as of the date first above written.

OWNER:

MIDWEST CAPITAL INVESTMENTS, LLC

By: _____

L. Scott Libersher, Manager

MORTGAGEE:

FIRST COMMUNITY FINANCIAL BANK

By: _____

Its: _____

OFFICER

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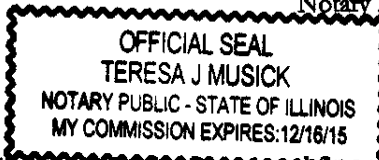
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STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, **DO HEREBY CERTIFY**, that **L. SCOTT LIBERSHER**, personally known to me to be Manager of **MIDWEST CAPITAL INVESTMENTS, LLC**, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth. **GIVEN** under my hand and notarial seal this 10th day of November, 2013.

Teresa J. Musick
Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)



I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that BRIAN MATHIAS, VP of **FIRST COMMUNITY FINANCIAL BANK**, an Illinois banking corporation, personally known to me personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as VP of said corporation as his/her free and voluntary act and as the free and voluntary act of said corporation for the uses and purposes therein set forth. **GIVEN** under my hand and official seal this 10th day of November, 2013.

Teresa J. Musick
Notary Public



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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ONE:

LOT 48 IN BLOCK 73 IN THE VILLAGE OF PARK FOREST AREA NUMBER 5; BEING A SUBDIVISION OF PART OF THE EAST $\frac{1}{2}$ OF SECTION 35 AND THE WEST $\frac{1}{2}$ OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1951 AS DOCUMENT NUMBER 15139014, IN COOK COUNTY, ILLINOIS.

Commonly known as: 423 Shabbona Dr., Park Forest, IL 60466-2251

PIN No. 31-35-411-027-0000

PARCEL TWO:

LOT 24 IN BLOCK 81 IN THE VILLAGE OF PARK FOREST AREA NUMBER 8, A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13 SOUTH AND WEST OF AREA NUMBER 5, A SUBDIVISION OF PART OF THE EAST $\frac{1}{2}$ OF SECTION 35 AND THE WEST $\frac{1}{2}$ OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 311 Seneca St., Park Forest, IL 60466-2230

PIN No. 31-35-408-011-0000

PARCEL THREE:

LOT 3 IN BLOCK 3 IN HAMMOND COUNTRY CLUB ADDITION IN THE EAST $\frac{1}{2}$ OF FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 39 Warren St., Calumet City, IL 60409-4814

PIN No. 30-17-400-021-0000

PARCEL FOUR:

LOT 31 IN BLOCK 24 IN THE VILLAGE OF PARK FOREST AREA NUMBER 3, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1950 AS DOCUMENT NO. 14940342, IN COOK COUNTY, ILLINOIS.

Commonly known as: 330 Oswego St., Park Forest, IL 60466-2104

PIN No. 31-36-408-031-0000