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RECORDATION REQUESTED BY:

The PrivateBank and Trust
Company
Illinois - Worth Office
6825 West 111th Street
Worth, IL 60482

Doc#: 1715908063 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/08/2017 09:39 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

The PrivateBank and Trust
Company - Loan Services
CLOSER: _____

70 W. Madison, 8th Floor
Chicago, IL 60602-4202

SEND TAX NOTICES TO:

Garden Center Services
8333 S. Austin Avenue
Burbank, IL 60459

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Services
The PrivateBank and Trust Company
6825 West 111th Street
Worth, IL 60482



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 29, 2017, is made and executed between Garden Center Services, whose address is 8333 S. Austin Avenue, Burbank, IL 60459 (referred to below as "Grantor") and The PrivateBank and Trust Company, whose address is 6825 West 111th Street, Worth, IL 60482 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 29, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Reference is hereby made to (i) that certain Mortgage dated as of May 29, 2012 (the "Mortgage") executed by Garden Center Services, an Illinois Not-For Profit Corporation ("Grantor") for the benefit of The PrivateBank and Trust Company ("Lender"), recorded in the office of the Cook County Recorder of Deeds (the "Recorder's Office") on August 29, 2012 as document no 1224208179, and (ii) that certain Assignment of Rents of even date therewith (the "Assignment") executed by Grantor for the benefit of Lender, recorded in the Recorder's Office on August 28, 2012 as document number 1224157184.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Cook County, State of Illinois:

LOT 4 IN BLOCK 12 IN GUNN'S SUBDIVISION OF EAST 70 ACRES OF NORTH 100 ACRES OF NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 10444 S. Kedzie Avenue, Chicago, IL 60655. The

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 2157845

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Real Property tax identification number is 24-14-212-010-0000.

MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

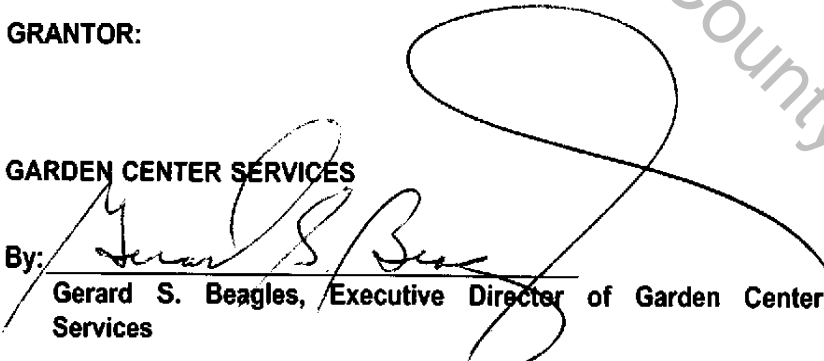
THE MATURITY DATE OF THE MORTGAGE SHALL BE AMENDED AND RESTATED AS FOLLOWS: THE MORTGAGE SHALL BE CONTINUING, AND REMAIN IN EFFECT FOR AS LONG AS ANY INDEBTEDNESS, AS DEFINED THEREIN, AND OWING LENDER, REMAINS OUTSTANDING AND PAYABLE, AND ALL OBLIGATIONS IMPOSED UNDER SAID MORTGAGE HAVE BEEN SATISFACTORILY PERFORMED BY GRANTOR.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 29, 2017.

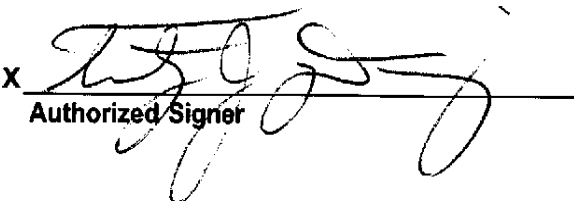
GRANTOR:

GARDEN CENTER SERVICES

By: 
Gerard S. Beagles, Executive Director of Garden Center Services

LENDER:

THE PRIVATEBANK AND TRUST COMPANY

x 
Authorized Signer

DeKalb County Clerk's Office

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MODIFICATION OF MORTGAGE

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CORPORATE ACKNOWLEDGMENT

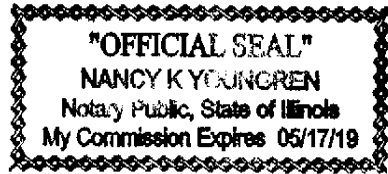
STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 30th day of May, 2017 before me, the undersigned Notary Public, personally appeared **Gerard S. Beagles, Executive Director of Garden Center Services**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Nancy K. Youngren Residing at 6825 W. 111th St - Worth

Notary Public in and for the State of Illinois

My commission expires 5/17/19



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OFFICE OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE

(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 30th day of May, 2017 before me, the undersigned Notary Public, personally appeared Harold Beards and known to me to be the Executive Director, authorized agent for **The PrivateBank and Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **The PrivateBank and Trust Company**, duly authorized by **The PrivateBank and Trust Company** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **The PrivateBank and Trust Company**.

By Nancy K. Youngren Residing at 6825 W. 111th St Wash-

Notary Public in and for the State of Illinois

My commission expires 5/17/19



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