

UNOFFICIAL COPY



RECORDATION REQUESTED BY:

GRUNDY BANK
MAIN BANK
201 LIBERTY STREET P.O.
BOX 520
MORRIS, IL 60450

Doc# 1723706016 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/25/2017 10:18 AM PG: 1 OF 4

WHEN RECORDED MAIL TO:

GRUNDY BANK
201 LIBERTY STREET P.O.
BOX 520
MORRIS, IL 60450

SEND TAX NOTICES TO:

L&L REAL ESTATE LLC
110 Cormorant Court
Vero Beach, FL 32963

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

GRUNDY BANK
201 LIBERTY STREET P.O. BOX 520
MORRIS, IL 60450

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 21, 2017, is made and executed between L&L REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY (referred to below as "Grantor") and GRUNDY BANK, whose address is 201 LIBERTY STREET P.O. BOX 520, MORRIS, IL 60450 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 16, 2016 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

REAL ESTATE MORTGAGE DATED SEPTEMBER 16, 2016 AND RECORDED ON OCTOBER 13, 2016 IN COOK COUNTY AS DOCUMENT NUMBER 1628722086.

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

That part of Lots 6, 7 and 8 (taken as a tract) in Block 'F' in the Village of Hartford, a subdivision of the Southwest 1/4 of Section 31, Township 36 North, Range 14 East of the Third Principal Meridian, described as Beginning at a point on the South line of Main Street (Ridge Road) 29.73 feet Northwesterly from the intersection with the West line of Chicago Road (Dixie Highway); thence Southeasterly along said South line of Main Street (Ridge Road) to the said West line of Chicago Road (Dixie Highway); thence South along said West line 70 feet; thence West along a line perpendicular to the West line of Chicago Road (Dixie Highway) for a distance of 59.46 feet; thence Northeasterly to a Point of Beginning, in Cook County, Illinois.

The Real Property or its address is commonly known as 2001 RIDGE ROAD, HOMEWOOD, IL 60430. The Real Property tax identification number is 29-31-311-015-0000.

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

TO ADD GRUNDY BANK LOAN NUMBER 65719 DATED JUNE 21, 2017 IN THE AMOUNT OF

S/S
P4
S
M
SCB
INT

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

\$240,000.00.

THE MAXIMUM LIEN AMOUNT WILL BE \$240,000.00, A \$15,000.00 INCREASE FROM THE ORIGINAL MAXIMUM LIEN.

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 JUNE 21, 2017.

GRANTOR:

L&L REAL ESTATE, LLC

By: 

ROBERT LESSACK, Member/Manager of L&L REAL ESTATE, LLC

By: 

JIACHEN LESSACK, Member of L&L REAL ESTATE, LLC

LENDER:

GRUNDY BANK

X 

PETER J BRUMMEL, SR. VICE PRESIDENT

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

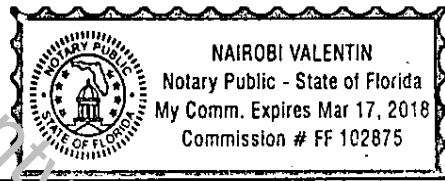
STATE OF Florida
 COUNTY OF Indian River

)
) SS
)

On this 21st day of July, 2017 before me, the undersigned Notary Public, personally appeared **ROBERT LESSACK, Member/Manager of L&L REAL ESTATE, LLC and JIACHEN LESSACK, Member of L&L REAL ESTATE, LLC**, and known to me to be members or designated agents of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Nairobi Valentin Residing at 1205 US Highway 1
Vero Beach, FL 32960
 Notary Public in and for the State of Florida

My commission expires MAR. 17, 2018



Notary Public of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL

COUNTY OF Livingston



On this 21 day of June, 2017 before me, the undersigned Notary Public, personally appeared **PETER J BRUMMEL** and known to me to be the **SR. VICE PRESIDENT**, authorized agent for **GRUNDY BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **GRUNDY BANK**, duly authorized by **GRUNDY BANK** 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 **GRUNDY BANK**.

By [Signature] Residing at Livingston Co.

Notary Public in and for the State of IL

My commission expires 12/15/18

County Clerk's Office