

Illinois Anti-Predatory Lending Database Program

Doc#: 1803615008 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/05/2018 09:05 AM Pg: 1 of 7

Certificate of Exemption



Report Mortgage Fraud

844-768-1713

Accommodation 516 KB

The property identified as: PIN: 29-31-114-014-0000

Address:

Street: 2305 Hawthorne Road

Street line 2:

City: Homewood

State: IL

ZIP Code: 60430

Lender: First American Bank

Borrower: Hispanic Housing Development Corporation

Loan / Mortgage Amount: \$3,500,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: D3F08588-9FD3-4CFD-8619-75CE1557E8B0

Execution date: 1/30/2018

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THIS INSTRUMENT WAS )  
 PREPARED BY AND AFTER )  
 RECORDING RETURN TO: )  
 First American Bank )  
 P. O. Box 307 )  
 Hampshire, IL 60140 )

PERMANENT INDEX #: )  
 29-31-114-014-0000 (Parcel 1) )  
 32-03-403-026-0000 (Parcel 2) )  
 32-04-107-006-0000 (Parcel 3) )  
 32-04-111-005-0000 (Parcel 4) )  
 32-05-110-022-0000 (Parcel 5) )  
 32-08-325-015-0000 (Parcel 6) )  
 32-08-417-027-0000 (Parcel 7) )  
 32-17-408-028-0000 (Parcel 8) )

STREET ADDRESS: )  
 2305 Hawthorne Road )  
 Homewood, IL 60430 (Parcel 1) )  
 34 South Spruce Lane )  
 Glenwood, IL 60425 (Parcel 2) )  
 411 West Holly Court )  
 Glenwood, IL 60425 (Parcel 3) )  
 419 North Park Drive )  
 Glenwood, IL 60425 (Parcel 4) )  
 18529 Ashland Avenue )  
 Homewood, IL 60430 (Parcel 5) )  
 166 Pleasant Drive )  
 Chicago Heights, IL 60411 (Parcel 6) )  
 156 South Normandy Drive )  
 Chicago Heights, IL 60411 (Parcel 7) )  
 703 Chicago Road )  
 Chicago Heights, IL 60411 (Parcel 8) )



## FIRST AMENDMENT TO MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES

THIS Amendment, made January 18, 2018, by and between **Hispanic Housing Development Corporation**, an Illinois not-for-profit limited liability company (hereinafter referred to as "Mortgagor"), and **First American Bank**, an Illinois banking corporation (hereinafter referred to as "Mortgagee");

### WITNESSETH:

WHEREAS, the Mortgagor is justly indebted to Mortgagee in the principal sum of Three Million and No/100 Dollars (\$3,000,000.00) evidenced by the certain Single Pay Note dated December 18, 2014 (the "Single Pay Note"), made by Mortgagor pursuant to the Amended and Restated Loan and Security Agreement, dated December 18, 2014, as amended, between Mortgagor and Mortgagee (the "Loan Agreement"), and made payable

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to the order of and delivered to Mortgagee, in and by which Single Pay Note the Mortgagor promised to pay the principal sum and interest as set forth in the Single Pay Note;

**WHEREAS**, pursuant to the terms of the Loan Agreement, the Mortgagor also executed and delivered to Mortgagee, a Mortgage dated June 23, 2017 and recorded August 16, 2017 with the Cook County Recorder of Deeds as Document No. 1722815023, (the "Mortgage") and an Assignment of Rents and Leases dated June 23, 2017 and recorded August 16, 2017 with the Cook County Recorder of Deeds as Document No. 1722815024 (the "Assignment of Rents") encumbering certain property in Cook County, Illinois as more fully described on the attached Exhibit A.;

**WHEREAS**, the Mortgagor and the Mortgagee wish to refinance the existing indebtedness under the Single Pay Note and to extend additional indebtedness to the Mortgagor in the form of a Third Term Note dated January 16, 2018 in the original principal amount of \$3,500,000.00 (the "Third Term Note"); and

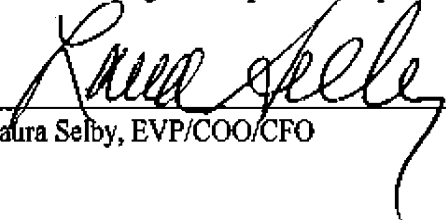
**WHEREAS**, the Mortgagor and Mortgagee wish the indebtedness arising under the Third Term Note to be secured by the Mortgage and the Assignment of Rents.

**NOW THEREFORE**, in consideration of the premises and the mutual promises of the parties, and for other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged by Mortgagor and Mortgagee, it is hereby agreed as follows:


1. The foregoing recitals are hereby incorporated by this reference into this Amendment.
2. The Mortgage and Assignment of Rents shall secure the payment of the principal sum of money and interest and other charges and sums due in accordance with the terms and provisions of the Third Term Note (and all extensions, renewals, refinancings and amendments thereof), the Mortgage, the Assignment of Rents and the Loan Agreement.
3. Except as herein amended, the Mortgage, and the Assignment of Rents are ratified and confirmed and shall remain in full force and effect in accordance with the terms.

**IN WITNESS WHEREOF**, Mortgagor and Mortgagee have executed this instrument the day and year first written above.

**Hispanic Housing Development Corporation**

By:   
 Laura Selby, EVP/COO/CFO

**First American Bank**

By:   
 Mark E. Kroencke,  
 Executive Vice President

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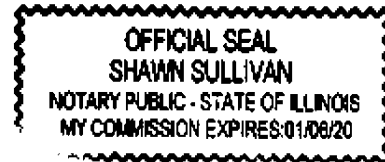
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Shawn Sullivan, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Laura Selby, personally known to me and known by me to be the EVP/COO/CFO of Hispanic Housing Development Corporation, an Illinois not-for-profit corporation, in whose name the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act and as the free and voluntary act of said Hispanic Housing Development Corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this January 30, 2018.

Shawn Sullivan  
Notary Public

My Commission Expires: 01/06/20



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Shawn Sullivan, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Mark E. Kroencke, personally known to me and known by me to be the Executive Vice President of First American Bank, an Illinois banking corporation, in whose name the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said First American Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this January 30, 2018.

Shawn Sullivan  
Notary Public

My Commission Expires: 01/06/20



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## EXHIBIT A

### Legal Description

**Parcel 1:**

Lot 14 in Block 23 in Dixmoor, a Subdivision of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, and part of the North 1/2 of the North 1/2 of Section 31, Township 36 North, Range 14, East of the Third Principal Meridian, lying West of a line described as follows: beginning at the Northwest corner of the Northeast 1/4 of said Section 31, thence Southeasterly along the center line of Dixie Highway produced to right of way, thence in a Southwesterly direction along said Westerly line of said Right of way to the South line of the North 1/2 of the North 1/2 of said Section 31, according to the plat thereof recorded June 6, 1927, as document 9675674, in Cook County, Illinois.

**Parcel 2:**

Lot 238 in Fifth Addition to Glenwood Gardens, a Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 3, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 3:**

Lot 214 in Glenwood Manor Unit 2, a Subdivision of part of the Northwest 1/4 of Section 4, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 4:**

All that parcel of land in the City of Glenwood, County of Cook, State of Illinois, being known and designated as Lot 364 in Glenwood Manor Unit 5, a Subdivision of part of the Northwest 1/4 of Section 4, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 5:**

Lot 41 in Riegel Highlands First Addition, being a subdivision of part of the South 1/2 of the Northwest 1/4 of Section 5, Township 35 North, Range 14, East of the Third Principal Meridian, lying West of the center line of Riegel Road according to the Plat thereof recorded August 8, 1952 as document 15407723, in Cook County, Illinois.

**Parcel 6:**

Lot 15 in Block 1 in Resubdivision of that part of Carlton Heights, being a subdivision of that part of the North 1/2 of the Southwest 1/4 of Section 8, Township 35 North, Range 14, East of the Third Principal Meridian, lying West of the center line of existing 20 foot wide concrete pavement Riegel Road (except the North 690.34 feet thereof) according to the Plat thereof recorded March 14, 1961 as document number 18108722 and re-recorded April 14, 1961 as document number 18136066. in Cook County, Illinois.

**Parcel 7:**

Lot 35 in Normandy Villa Second Addition, a subdivision of part of the West 1/2 of the Southeast 1/4 of Section 8, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 8:**

Lots 1 and 2 (except the South 10 feet thereof) in Block 8 in Percy Wilson's Arterial Hill, a subdivision of

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that part of the Southeast 1/4 of Section 17, Township 35 North, Range 14, East of the Third Principal Meridian, filed in Plat Document Number 9439482, recorded October 19, 1926, in Cook County, Illinois.

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