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Doc# 1803849103 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2018 01:53 PM PG: 1 OF 5

RECORDATION REQUESTED BY:

FIRST MIDWEST BANK
HICKORY HILLS
ONE PIERCE PLACE
SUITE 1500
ITASCA, IL 60143

WHEN RECORDED MAIL TO:

First Midwest Bank
Gurnee Branch
P.O. Box 9003
Gurnee, IL 60031-2502

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

FIRST MIDWEST BANK
300 NORTH HUNT CLUB ROAD
GURNEE, IL 60031

FL6717429

MODIFICATION OF MORTGAGE

A406

THIS MODIFICATION OF MORTGAGE dated December 4, 2017, is made and executed between SERTOMA CENTRE, INC., AN ILLINOIS NOT-FOR-PROFIT COPORATION, whose address is 4343 WEST 123RD STREET, ALSIP, IL 608031807 (referred to below as "Grantor") and FIRST MIDWEST BANK, whose address is ONE PIERCE PLACE, SUITE 1500, ITASCA, IL 60143 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 26, 2012 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded November 1, 2012 as Document No. 1230657291, in Cook County, Illinois.

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

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 4343 WEST 123RD STREET, ALSIP, IL 608031807. The Real Property tax identification number is 24-27-400-075-0000; 24-27-400-079-0000; 24-27-400-086-0000; 24-27-400-125-0000; 24-27-400-127-0000.

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

(i) To delete the definition of Note in its entirety and insert in lieu thereof the following: "Note. The word "Note" means the Promissory Note dated December 4, 2017 in the original principal amount of \$2,600,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, restatements of and substitutions for the Promissory Note all of which are incorporated herein by this reference as if fully restated herein. Borrower's final payment of such Note will be for all unpaid principal and all unpaid accrued interest. NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE."

(ii) To delete \$846,000.00 from the paragraph entitled "Maximum Lien" and insert in lieu thereof the

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE****(Continued)**

Loan No: 1

Page 2

following: "\$7,800,000.00."

(iii) To add the following paragraph: "REVOLVING LINE OF CREDIT. Specifically, in addition to the amounts specified in the Indebtedness definition, and without limitation, this Mortgage secures a revolving line of credit and shall secure not only the amount which Lender has presently advanced to Grantor under the Note, but also any future amounts which Lender may advance to Grantor under the Note within twenty (20) years from the date of this Mortgage to the same extent as if such future advance were made as of the date of the execution of this Mortgage. The revolving line of credit obligates Lender to make advances to Grantor so long as Grantor complies with all the terms of the Note and Related Documents."

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 DECEMBER 4, 2017.

GRANTOR:

SERTOMA CENTRE, INC.

By: 

GUS VAN DEN BRINK, Executive Director of SERTOMA
CENTRE, INC.

LENDER:

FIRST MIDWEST BANK

x 
Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 1

(Continued)

Page 3

CORPORATE ACKNOWLEDGMENT

Gus van den Brink

STATE OF _____)

) SS

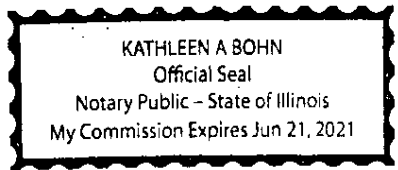
COUNTY OF COOK)

On this 22nd day of JANUARY, 2018 before me, the undersigned Notary Public, personally appeared **GUS VAN DEN BRINK, Executive Director of SERTOMA CENTRE, INC.**, 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 *Kathleen A Bohn* Residing at _____

Notary Public in and for the State of Illinois

My commission expires 06/21/2021



COOK County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 1

Page 4

LENDER ACKNOWLEDGMENT

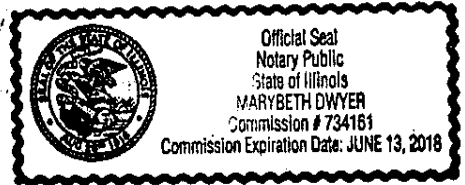
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 23rd day of January, 2018 before me, the undersigned Notary Public, personally appeared Michelle Smice and known to me to be the Lender, authorized agent for **FIRST MIDWEST BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST MIDWEST BANK**, duly authorized by **FIRST MIDWEST 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 **FIRST MIDWEST BANK**.

By Marybeth Dwyer Residing at Palms Heights

Notary Public in and for the State of Illinois

My commission expires June 13 2018



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LEGAL DESCRIPTION:

TRACT 1: THE NORTH 19.30 FEET OF THE WEST 260.18 FEET OF LOT 3 (MEASURED ALONG THE SOUTH LINE OF LOT 5 EXCEPT THE EAST 25 FEET AND LOT 6, WHICH LOTS LIE NORTH AND ADJOINING SAID LOT 3) IN THE 3RD ADDITION TO ALSIP INDUSTRIAL HIGHLANDS IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TRACT 2: LOT 5 (EXCEPT THE EAST 25 FEET THEREOF) AND ALL OF LOT 6 IN 3RD ADDITION TO ALSIP INDUSTRIAL HIGHLANDS BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TRACT 3: THE NORTH 190 FEET OF THE WEST 36.00 FEET OF THE EAST 1095.00 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TRACT 4: THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27 LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY AND LYING WEST OF THE EAST 1095 FEET OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS