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1803849125

Doc# 1803849125 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2018 02:49 PM PG: 1 OF 5

PTC 29237

MODIFICATION OF CREDIT AGREEMENT AND DISCLOSURE & MORTGAGE

1st Lien Agency
This modification of Credit Agreement and Disclosure and Mortgage ("Agreement") is entered into on as of the 24th day of January 2018, by and between Park Ridge Community Bank ("Lender") and Gary Levitas and Marina Levitas (individually and collectively, the "Borrower").

WHEREAS, Lender has provided to Borrower a line of credit in the amount of Seven Hundred Fifty Thousand and 00/100ths Dollars (\$750,000.00), (the "Loan") as evidenced by a Credit Agreement and Disclosure dated November 10, 2017 (the "Note"), and secured in part by a Mortgage dated November 10, 2017 and recorded in the office of the Cook County Recorder, Illinois, as Document Number: 1732649088 respectively (the "Collateral Document"). The real estate related Collateral Document covers the following described premises:

LOT 28 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S MISSION HILL ESTATES, BEING A SUBDIVISION OF THE SOUTH ½ OF THE SOUTHEAST ¼ AND THAT PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ WHICH LIES EAST OF SANDERS ROAD OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 1282197, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3610 MAPLE AVENUE, NORTHBROOK, IL 60062

PERMANENT TAX NUMBER: 04-07-403-028-0000

WHEREAS, the Borrower has requested, and Lender has agreed to an increase in the Loan amount from \$750,000.00 to \$1,000,000.00, and a modification of certain of the terms and conditions of the Loan, and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to modify the Note and Collateral Document as follows:

PRECISION TITLE

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MODIFICATION OF PROMISSORY NOTE & MORTGAGE

1. The Recitals set forth above are fully incorporated by reference herein.
2. The unpaid principal balance of the Note as of January 24, 2018 is Seven Hundred Fifty Thousand and 00/100ths Dollars (\$750,000.00).
3. The Credit Limit on the subject line of credit is hereby increased from \$750,000.00 to \$1,000,000.00.
4. The definition of the "Note" in the Collateral Document is amended by deleting "\$750,000.00" and substituting "\$1,000,000.00".
5. The maximum principal amount of Indebtedness secured by the Mortgage, as set forth in the Mortgage, is increased to \$1,000,000.00.
6. Borrower also grants Lender a security interest in any deposit accounts that Borrower (or any of them) have now or in the future with Lender. If a regular payment on the Note is not received within 10 days after the "Payment Due Date" shown on your periodic statement or as stated in the Note it is deemed delinquent and, Borrower acknowledges that Lender may withdraw funds from any of Borrower's deposit accounts to pay a delinquent Regular Payment. However, Lender has no obligation to use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, and if Lender does not use funds in Borrower's deposit accounts to pay a delinquent Regular Payment, Lender can enforce any of the "Lender's Rights" set forth in the Note or Collateral Documents.

All other terms and conditions of the Note, the aforesaid Collateral Document, and other documents executed pursuant to the Loan, are hereby incorporated by reference and in all respects, except as hereby modified, shall remain unchanged and continue in full force and effect.

Borrower represents and warrants that (a) there has been no default under the Note, Collateral Document or any other Loan document, nor has there been an event, which if continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Borrower, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally, or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

Borrower, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note, the Collateral Document, or any other Loan documents.

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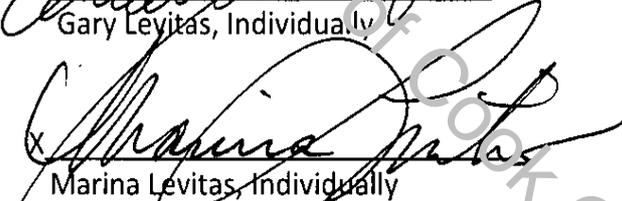
MODIFICATION OF PROMISSORY NOTE & MORTGAGE

This agreement may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. In addition, this agreement may contain more than one counterpart of the signature page and this agreement may be executed by the affixing of the signatures of each of the parties to one of such counterpart signature pages. All of such counterpart signature pages shall be read as though one, and they shall have the same force and effect as though all of the signers had signed a single signature page.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 24th day of January, 2018.

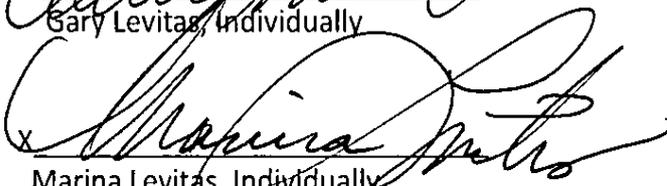
BORROWER:

X 
Gary Levitas, Individually

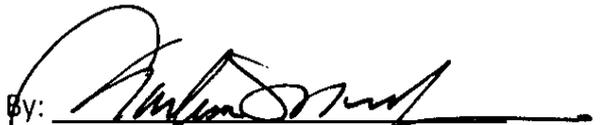
X 
Marina Levitas, Individually

GRANTOR:

X 
Gary Levitas, Individually

X 
Marina Levitas, Individually

PARK RIDGE COMMUNITY BANK

By: 
Charles W. Maegdlin, Senior Vice President

Attest: 
Sam Carter, Vice President

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MODIFICATION OF PROMISSORY NOTE & MORTGAGE

INDIVIDUAL ACKNOWLEDGMENT

(STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Gary Levitas, is 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 24th day of January, 2018.

By: Vincenza Squeo Residing at Park Ridge

Notary Public in and for the State of Illinois

My commission expires 11/22/21



INDIVIDUAL ACKNOWLEDGMENT

(STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

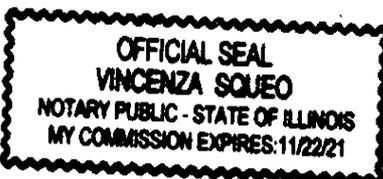
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Marina Levitas, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 24th day of January, 2018.

By: Vincenza Squeo Residing at Park Ridge

Notary Public in and for the State of Illinois

My commission expires 11/22/21



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MODIFICATION OF PROMISSORY NOTE & MORTGAGE

BANKING CORPORATION ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Charles W. Maegdin, personally known to me to be the Senior Vice President of PARK RIDGE COMMUNITY BANK, an Illinois banking corporation, and Sam Carter, personally known to me to be the Vice President of said banking corporation, and personally known to me to be the same persons whose names are subscribed to foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered that said instrument on behalf of said banking corporation and caused the corporate seal of said banking corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 24th day of January, 2018.

By: Vincenza Squeo Residing at Park Ridge

Notary Public in and for the State of Illinois

My commission expires 11/22/21



This document prepared by Katherine M. Spangler, Loan Specialist of Park Ridge Community Bank, 626 Talcott Road, P.O. Box 829, Park Ridge, IL. 60068

MAIL TO: PARK RIDGE COMMUNITY BANK, 626 TALCOTT ROAD, P.O. BOX 829
PARK RIDGE, ILLINOIS 60068