

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Heartland Bank and Trust
Company
BR# 525-Western
Springs-WSW
4456 Wolf Rd
Western Springs, IL 60558



Doc# 1806513020 Fee \$44.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/06/2018 10:32 AM PG: 1 OF 4

WHEN RECORDED MAIL TO:

Heartland Bank and Trust
Company
Attn: Commercial Loan
Support
401 N Hershey Rd, PO Box 67
Bloomington, IL 61702-0067

FOR RECORDER'S USE ONLY

10WSATSIISINA, (L), MH 1061 CT

This Modification of Mortgage prepared by:

Nathan Issa
Heartland Bank and Trust Company
4456 Wolf Rd
Western Springs, IL 60558

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 12, 2018, is made and executed between 1911 W Irving Park LLC (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 4456 Wolf Rd, Western Springs, IL 60558 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 28, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 21, 2016 as Document Number 1620310013.

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

LOTS 5, 6, 7 AND 8 IN BLOCK 4 IN FORD'S SUBDIVISION OF BLOCKS 3, 4, 5, 14, 15 AND LOTS 1, 2 AND 3 IN BLOCK 16 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT SOUTHWEST 1/4 OF NORTHEAST 1/4 AND SOUTH EAST 1/4 OF NORTHWEST 1/4 AND EAST 1/2 OF THE SOUTH EAST 1/4), IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1911-1921 W Irving Park Rd, Chicago, IL 60613. The Real Property tax identification number is 14-19-200-014-0000.

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

This Mortgage secures a renewal promissory note in the principal amount of \$4,980,000.00 dated February 12, 2018 that bears interest at a variable rate as described in the note with a maturity date of December 28, 2018 together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note.

SY
P 4
S N
SCV
INT

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590104133

Page 2


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 FEBRUARY 12, 2018.

GRANTOR:

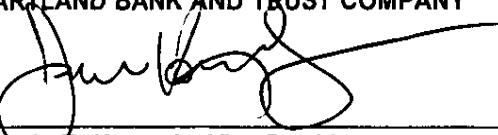
1911 W IRVING PARK LLC

CAMPBELL STREET ASSET MANAGEMENT INC., Manager of 1911 W Irving Park LLC

By: 
 Joshua A. Krueger, President of Campbell Street Asset Management Inc.

LENDER:

HEARTLAND BANK AND TRUST COMPANY

X 
 Justin R. Kennedy, Vice President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590104133

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)

) SS

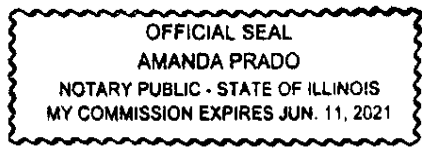
COUNTY OF _____)

On this 16th day of Feb, _____ before me, the undersigned Notary Public, personally appeared **Joshua A Krueger, President of Campbell Street Asset Management Inc., Manager of 1911 W Irving Park LLC**, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at 6830 Skaker Ave

Notary Public in and for the State of Ill

My commission expires June 11 2021



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590104133

Page 4

LENDER ACKNOWLEDGMENT

STATE OF IL)

) SS

COUNTY OF COOK)

On this 23rd day of February, 2018 before me, the undersigned Notary Public, personally appeared **Justin R. Kennedy** and known to me to be the **Vice President**, authorized agent for **Heartland Bank and Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Heartland Bank and Trust Company**, duly authorized by **Heartland Bank 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 **Heartland Bank and Trust Company**.

By Kelly A Isdale Residing at _____

Notary Public in and for the State of IL

My commission expires 9/28/2021



Cook County Clerk's Office