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Doc#: 1810806012 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/18/2018 09:57 AM Pg: 1 of 5

RECORDATION REQUESTED BY:

**Wheaton Bank & Trust
Company
100 N. Wheaton Avenue
Wheaton, IL 60187**

WHEN RECORDED MAIL TO:

**Wheaton Bank & Trust
Company
9801 W Higgins, Suite 400
Rosemont, IL 60018**

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**Loan Operations Department
Wheaton Bank & Trust Company
100 N. Wheaton Avenue
Wheaton, IL 60187**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 14, 2018, is made and executed between Axal Properties LLC, whose address is 343 79th Street, Willowbrook, IL 60527-2403 (referred to below as "Grantor") and Wheaton Bank & Trust Company, whose address is 100 N. Wheaton Avenue, Wheaton, IL 60187 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 14, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded with the Recorder of Deeds in Cook County, Illinois on April 17, 2017, as Document No. 170757115.

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

THE NORTH 385.00 FEET OF LOT 112 IN CATALINA'S COMMERCIAL AND INDUSTRIAL SUBDIVISION OF LOTS 3 AND 6 IN SILVER LAKE GARDENS UNIT # 7, A SUBDIVISION OF PART OF THE WEST QUARTER OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 22, 1976 AS DOCUMENT 23423778, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 15510-15544 S. 70th Court, Orland Park, IL 60462. The Real Property tax identification number is 28-18-309-007-0000.

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

I. As of the date hereof, the outstanding principal amount of the Note is hereby increased to **\$954,532.24** and the repayment schedule is hereby modified to 24 monthly consecutive principal and interest payments of **\$6,252.33** beginning May 14, 2018 as set fourth on the Promissory Note dated April 14, 2018, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions of the note or loan agreement. Any reference in the Note, the Mortgage or any other loan document to maximum principal amount of the Loan shall mean **\$954,532.24**.

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

Page 2

II. The maximum lien amount is \$1,909,064.48.

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 APRIL 14, 2018.

GRANTOR:

AXAL PROPERTIES LLC

By: 
Celal Salci, Manager of Axal Properties LLC

By: 
Ozkan Akkaya, Manager of Axal Properties LLC

LENDER:

WHEATON BANK & TRUST COMPANY

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

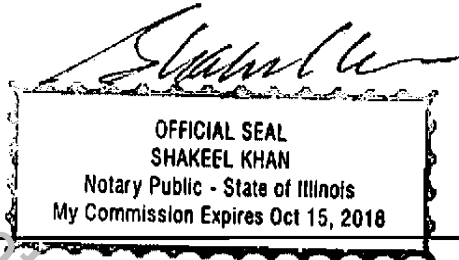
STATE OF IL)
)
) SS
 COUNTY OF DuPage.)

On this 3rd day of April, 2018 before me, the undersigned Notary Public, personally appeared **Celal Salci, Manager of Axal Properties LLC** and **Ozkan Akkaya, Manager of Axal Properties 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 CELAL SALCI & OZKAN AKKAYA Residing at WILLOWBROOK, IL & DYER, IN.

Notary Public in and for the State of IL

My commission expires OCT 15, 2018



County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF DuPage)

On this 3rd day of April, 2018 before me, the undersigned Notary Public, personally appeared Refer me and known to me to be the _____, authorized agent for **Wheaton Bank & Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Wheaton Bank & Trust Company**, duly authorized by **Wheaton Bank & 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 **Wheaton Bank & Trust Company**.

By CELAL SALLI & UZKAN PRAGA Residing at WILLOWBROOK, IL & DYER, ILL.

Notary Public in and for the State of IL

My commission expires OCT 15, 2018



Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF DuPage)

On this 02nd day of April, 2018 before me, the undersigned Notary Public, personally appeared Shahul Khan and known to me to be the _____, authorized agent for **Wheaton Bank & Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Wheaton Bank & Trust Company**, duly authorized by **Wheaton Bank & 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 **Wheaton Bank & Trust Company**.

By [Signature] Residing at 357 Roosevelt Rd
Glen Ellyn IL 60137
 Notary Public in and for the State of IL

My commission expires _____
 OFFICIAL SEAL
 DEANNE PROCHNOW
 NOTARY PUBLIC, STATE OF ILLINOIS
 My Commission Expires March 3, 2019