

# UNOFFICIAL COPY

Doc#. 1813749130 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/17/2018 11:05 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**  
Heartland Bank and Trust  
Company  
BR# 525-Western  
Springs-WSW  
4456 Wolf Rd  
Western Springs, IL 60558

**WHEN RECORDED MAIL TO:**  
Heartland Bank and Trust  
Company  
Attn: Commercial Loan  
Support  
P.O. Box 67  
Bloomington, IL 61702-0067

FOR RECORDER'S USE ONLY

H25412948

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 April 30, 2018, is made and executed between 2160 Partners, 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 August 13, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on September 18, 2015 as Document Number 1526142011.

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

LOT 1 IN WEILER'S RESUBDIVISION, SAID LOT DESCRIBED AS BEING THE WEST 188.14 FEET OF LOT 4 TOGETHER WITH THE SOUTH 35 FEET OF LOT 3 (EXCEPT THE SOUTH 5 FEET OF SAID LOT 3 LYING EAST OF A LINE 188.14 FEET EAST OF THE WEST LINE OF SAID LOT 3) OF MEADOWVALE SUBDIVISION, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2160 New Willow Rd, Northfield, IL 60093. The Real Property tax identification number is 04-24-103-046-0000.

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

This Mortgage secures a promissory note in the principal amount of \$1,973,000.00 dated April 30, 2018 that bears interest at the rate described in the note with a maturity date of April 30, 2019 together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the

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

Loan No: 6590115716

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promissory note.

**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 30, 2018.**

**GRANTOR:**

2160 PARTNERS, LLC

By: \_\_\_\_\_

Matthew G Garrison, Manager of R2 Northfield, LLC, Manager  
of 2160 Partners, LLC

**LENDER:**

HEARTLAND BANK AND TRUST COMPANY

X \_\_\_\_\_

Justin R. Kennedy, Vice President

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590115716

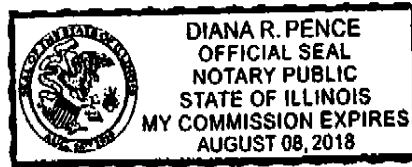
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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF COOK

)  
) SS  
)



On this third day of May, 2018 before me, the undersigned Notary Public, personally appeared **Matthew G Garrison, Manager of R2 Northfield, LLC, Manager of 2160 Partners, 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 Diana Pence Residing at Lisle IL

Notary Public in and for the State of Illinois

My commission expires 8/8/18

Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

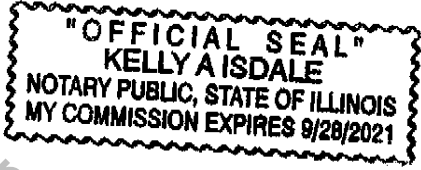
STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF COOK )

On this 4th day of May, 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 ILLINOIS

My commission expires 9/28/2021



Cook County Clerk's Office