

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
PRAIRIE COMMUNITY BANK
MARENGO BANKING CENTER
P O BOX 255
MARENGO, IL 60152



Doc# 1814249244 Fee \$44.00

WHEN RECORDED MAIL TO:
PRAIRIE COMMUNITY BANK
MARENGO BANKING CENTER
P O BOX 255
MARENGO, IL 60152

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/22/2018 02:48 PM PG: 1 OF 4

SEND TAX NOTICES TO:
Q Family LLC
1080 Nerge Rd Suite 204
Elk Grove Village, IL 60007

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Som Athanaxay, Loan Specialist
PRAIRIE COMMUNITY BANK
P O BOX 255
MARENGO, IL 60152

FIDELITY NATIONAL TITLE

SC10037739

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 13, 2018, is made and executed between Q Family LLC (referred to below as "Grantor") and PRAIRIE COMMUNITY BANK, whose address is P O BOX 255, MARENGO, IL 60152 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 22, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded as Document No. 1634049298 in the office of the Cook County Recorder of Deeds & an Assignment of Rents dated November 22, 2016 and recorded as Document No. 1634049299.

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

PARCEL 1:

UNIT 8-B-1-2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HEARTHWOOD FARMS CONDOMINIUM PHASE 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 6083807, AND AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NUMBER 26083806, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 360 Newport Ln Unit C1, Bartlett, IL 60103. The Real Property tax identification number is 06-35-400-117-1166.

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

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Property of Cook County Clerk's Office

PRAIRIE COMMUNITY BANK
X
Authorized Signer

LENDER:

By Michael A Quaglia, Member of Q Family LLC

Q FAMILY LLC

GRANTOR:

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 13, 2018.

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 endorser, 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.

Increase Revolving Line of Credit loan amount from \$250,000 to \$335,000.00.

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 5700884003

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)

) SS

COUNTY OF Kane)

On this 13th day of April, 2018 before me, the undersigned Notary Public, personally appeared **Michael A Quaglia, Member of Q Family 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 *Somchith Athanaxy*

Residing at Elgin IL 60123

Notary Public in and for the State of IL

My commission expires 5-4-2021

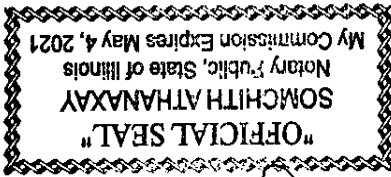


CLERK OF COOK COUNTY Clerk's Office

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c:\CONVERT\FH\PL\G201.FC TR-6579 PR-72



By Donald A. O'Leary Notary Public in and for the State of IL
My commission expires 5-4-2021
Residing at Elgin IL 60123

On this 13th day of April, 2018, before me, the undersigned Notary Public, personally appeared Lydia M. Turgen and known to me to be the Vice President of PRAIRIE COMMUNITY BANK, authorized agent for PRAIRIE COMMUNITY BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PRAIRIE COMMUNITY BANK, duly authorized by PRAIRIE COMMUNITY 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 PRAIRIE COMMUNITY BANK.

STATE OF IL
COUNTY OF Kane
)
) SS
)

LENDER ACKNOWLEDGMENT

