

# UNOFFICIAL COPY



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RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL  
TO:  
CIBC USA  
Attn: Doreen Hall  
70 W Madison  
Chicago, IL 60603

Doc# 1819819296 Fee \$44.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/17/2018 01:52 PM PG: 1 OF 4

*This space reserved for Recorders use only.*

**Permanent Tax Identification Number:**

29-19-201-026-0000

(Formerly 27-19-201-016-0000 and 27-19-201-017-0000)

**Property Address:**

11349 West 159<sup>th</sup> Street, Orland Park, Illinois

**AMENDMENT TO MORTGAGE, SECURITY AGREEMENT,  
ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING**

THIS AMENDMENT TO MORTGAGE, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FIXTURE FILING is made as of July 3, 2018 between **MERIT PROPERTY PARTNERS LLC**, an Illinois limited liability company (the "Mortgagor") and **CIBC BANK USA**, formerly known as The PrivateBank and Trust Company, a state banking association, its successors and assigns (the "Mortgagee") as follows:

WHEREAS, Mortgagor mortgaged the real estate described on Exhibit A attached hereto to Mortgagee as security for indebtedness to Mortgagee pursuant to a Promissory Note made by Mortgagor payable to Mortgagee originally dated June 11, 2008 in the original principal amount of \$2,200,000, as amended by the Amended and Restated Promissory Note made by Mortgagor payable to Mortgagee dated July 9, 2008 in the amount of \$2,200,000 (the "Existing Note"), and all of the other Indebtedness, as defined in the Mortgage;

WHEREAS, the Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "Mortgage") dated June 11, 2008 was recorded on July 22, 2008 as Document No. 0820405240 in the Office of the Cook County, Illinois Recorder of Deeds, as amended;

WHEREAS, Mortgagor and Mortgagee are extending the Maturity Date of the Existing Note (as defined therein) and changing the interest rate, pursuant to an Amended and Restated Promissory Note made by Mortgagor payable to Mortgagee of even date herewith in the principal amount of \$2,100,000 (the "Amended Note");

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Mortgagor and Mortgagee desire to amend the Mortgage to affirm the debt secured by the Mortgage and to extend the Maturity Date;

NOW THEREFORE, in consideration of the foregoing premises, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree to amend the Mortgage as follows:

A. Amendments to Mortgage. The Mortgage is hereby amended as follows:

1. "Maturity Date", wherever used, shall mean June 11, 2023.

2. "Note", wherever used, shall mean the Amended and Restated Promissory Note made by Mortgagor payable to Mortgagee dated July 11, 2018 in the principal amount of \$2,100,000, and all renewals, extensions, amendments and restatement thereof.

3. Section 30 of the Mortgage is amended to delete the requirement for annual audited financial statements for the Mortgagor and the Premises and annual financial statements for any guarantor of the Note, as well as the requirement for an annual operating budget for the Premises for the next year.

B. Except as expressly modified hereby, the Mortgage shall remain unchanged and in full force and effect. The Mortgagor hereby ratifies the execution and delivery of the Mortgage.

IN WITNESS WHEREOF, this Amendment has been executed by Mortgagor and Mortgagee on the date first above written.


MORTGAGOR:

**MERIT PROPERTY PARTNERS LLC**

By:   
Bhupen D. Patel, Manager

MORTGAGEE:

**CIBC BANK USA**

By:   
Print Name: THOMAS STANTON  
Title: ASSOCIATE MANAGING DIRECTOR

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STATE OF ILLINOIS )  
 )  
COUNTY OF Cook ) SS:

On the 3<sup>rd</sup> day of July, 2018, before me, the undersigned Notary Public, personally appeared Bhupen Patel, personally known to me or proven to me to be the Manager of Merit Property Partners, LLC, an Illinois limited liability company, and acknowledged the signing of instrument to be the free and voluntary act and deed of the limited liability company for the uses and purposes therein mentioned and on oath stated that they are authorized to execute this instrument and in fact executed this instrument on behalf of the limited liability company.



Aural Desraz  
Notary Public in and for the state of Illinois  
Residing at 725 E. Dundee Arlington Hts. IL 60004  
My Commission Expires: 1/23/22

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF DuPage )

On the 6<sup>th</sup> day of July, 2018, before me, the undersigned Notary Public, personally appeared THOMAS STANTON, personally known to me or proven to me to be a ASSOCIATE MANAGING DIRECTOR of CIBC Bank USA, an Illinois banking association, and acknowledged the instrument to be the free and voluntary act and deed of the association, for the uses and purposes therein mentioned and on oath stated that they are authorized to execute this instrument and in fact executed this instrument on behalf of the association.



Victoria A. McKeown  
Notary Public in and for the state of Illinois  
Residing at Plainfield IL  
My Commission Expires: 08-03-19

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## EXHIBIT A

### LEGAL DESCRIPTION

Real property in the City of Orland Park, County of Cook, State of Illinois, described as follows:

#### PARCEL 1:

LOT 15 IN GCC ORLAND PARK ONE, LLC, RESUBDIVISION OF LOTS 1 AND 2 IN LEJACK'S SUBDNISION IN THE NORTH 30 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THAT PART WHICH MAY FALL IN THE SOUTH 10 ACRES OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 19) (EXCEPT THE WEST 352.36 FEET THEREOF), (EXCEPT THE EAST 375.00 FEET OF THE SOUTH 300 FEET THEREOF), (EXCEPT THAT PART FALLING IN 159TH STREET AS GRANTED AS TRACT 6, SOUTH R.O.W. LINE OF 159TH STREET PER DOCUMENT NO. 10909320) AND (EXCEPT LOTS 1, 2 AND 3 AND OUTLOT "A" IN WOLF CORNER BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFORESAID SECTION 19), ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 2007 AS DOCUMENT NUMBER 0700815162, ALL IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND RESTRICTIONS, RECORDED 2/6/96 AS DOCUMENT 96099369, AND BY DECLARATION AND GRANT OF EASEMENT RECORDED 4/29/05 AS DOCUMENT 0511903188, RERECORDED 6/28/06 AS DOCUMENT 0617946036, AND FIRST AMENDMENT RECORDED 6/28/06 AS DOCUMENT 0617946037.