

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:  
AND RECORD AND RETURN TO:

Katherine M. Spangler  
Park Ridge Community Bank  
626 Talcott Road  
Park Ridge, IL 60068  
(847) 384-9200

ADDRESS OF PROPERTY:

14640 S. Harding Avenue  
Midlothian, IL 60445

PTC 26573

PIN: 28-11-123-041-0000 & 28-11-123-044-0000



Doc# 1900949193 Fee \$50.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2019 03:47 PM PG: 1 OF 7

For Recorders Use Only

## MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS

THIS MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS made on the 18<sup>th</sup> day of November, 2018 (this "Modification Agreement"), by and among ABM Properties, LLC, an Illinois Limited Liability Company ("Mortgagor") and PARK RIDGE COMMUNITY BANK ("Mortgagee")

### RECITALS

Mortgagee provided a \$190,000.00 revolving line of credit (the "Loan") to Mortgagor, Joseph F. Assenato, and Julie M. Assenato (ABM Properties, LLC, an Illinois Limited Liability Company, Joseph F. Assenato and Julie M. Assenato are referred to individually and collectively as the "Borrower"), as evidenced by a Promissory Note (the "Note") dated as of November 18, 2018 payable to Mortgagee.

Repayment of the Loan is secured, in part, by that certain Mortgage (the "Mortgage") and Assignment of Rents (the "Assignment") dated as of November 18, 2016, and recorded on November 30, 2016, in the Office of the Recorder of Cook County, Illinois as Document No. 1633549093 and 1633549094, respectively, which encumbers certain real estate located in Cook County, Illinois, and legally described on Exhibit "A" attached hereto (the "Mortgaged Property"). The parties hereto desire and do hereby restate, reaffirm and regrant said Mortgage so that the Mortgage and Assignment of Rents are hereafter, and have heretofore from the original date of the Loan remained as collateral security for the repayment of the Loan.

WHEREAS, Borrower has requested an extension of the maturity date of the Loan; and

PRECISION TITLE ACCOMMODATION

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS CONTINUED

WHEREAS, Mortgagee has agreed subject to certain terms and conditions including, but not limited to Borrower executing and delivering an Amended and Restated Promissory Note dated of even date herewith in form acceptable to Mortgagee ("Amended and Restated Note").

The parties hereto desire to enter into this Modification of Mortgage and Assignment of Rents for the purpose of modifying the Mortgage and Assignment of Rents to accurately reflect that the Amended and Restated Note is secured hereby.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The recital provisions are incorporated herein by reference and made a part hereof.
2. The term "Note" as it appears in the Mortgage and Assignment of Rents includes the Amended and Restated Note as amended, modified, or re-stated from time to time.
3. Except as hereinabove otherwise provided, all terms and provisions of the Mortgage shall remain unchanged and in full force and effect and shall be binding upon the parties hereto, their successors and assigns.

**Signature Page Follows.**

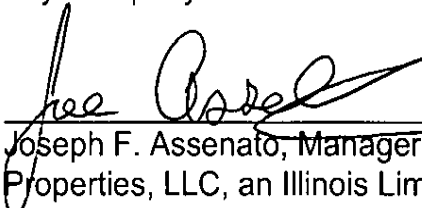
# UNOFFICIAL COPY

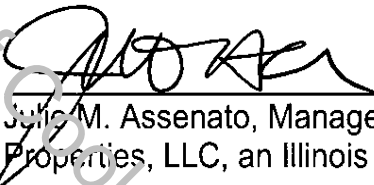
## MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS CONTINUED

IN WITNESS WHEREOF, the parties hereto have executed this Modification Agreement as of the date set forth above.

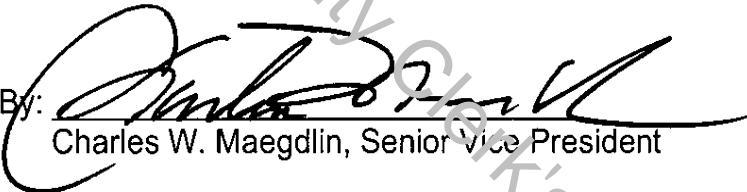
Mortgagor:

ABM Properties, LLC, an Illinois Limited Liability Company

By:   
Joseph F. Assenato, Manager of ABM Properties, LLC, an Illinois Limited Liability Company

By:   
Julie M. Assenato, Manager of ABM Properties, LLC, an Illinois Limited Liability Company

PARK RIDGE COMMUNITY BANK

By:   
Charles W. Maegdlin, Senior Vice President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS CONTINUED

STATE OF ILLINOIS        )  
                                      )  
COUNTY OF Cook        )        SS:

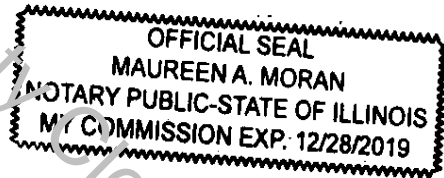
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Joseph F. Assenato, Manager of ABM Properties, LLC, an Illinois Limited Liability Company**, and known to me a member or designated agent of the limited liability company that executed the Modification Agreement, and acknowledged the Modification Agreement 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 is authorized to execute this Modification Agreement and in fact executed the Modification Agreement on behalf of the limited liability company.

Given under my hand and notary seal as of the 31<sup>ST</sup> day of DECEMBER, 2018.

Maureen A. Moran  
Notary Public

Commission Expires:

12/28/2019



# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS CONTINUED

STATE OF ILLINOIS        )  
                                      )  
COUNTY OF Cook        )        SS:

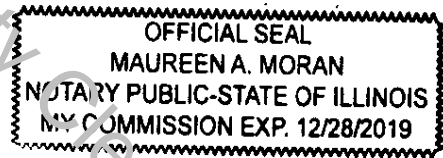
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Julie M. Assenato, Manager of ABM Properties, LLC, an Illinois Limited Liability Company**, and known to me a member or designated agent of the limited liability company that executed the Modification Agreement, and acknowledged the Modification Agreement 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 is authorized to execute this Modification Agreement and in fact executed the Modification Agreement on behalf of the limited liability company.

Given under my hand and notary seal as of the 31<sup>ST</sup> day of DECEMBER, 2018.

Maureen A. Moran  
Notary Public

Commission Expires:

12/28/2019





# UNOFFICIAL COPY

MODIFICATION OF MORTGAGE  
AND ASSIGNMENT OF RENTS  
CONTINUED

## EXHIBIT A

### Legal Description

THE SOUTH ½ OF LOT 11, ALL OF LOT 12 AND THE NORTH 10 FEET OF LOT 13 IN BLOCK 13 IN A.T. MCINTOSH'S MIDLOTHIAN MANOR, BEING A SUBDIVISION OF THE WEST ½ OF THE NORHTWEST ¼ OF SECTION 11 AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 14640 S. HARDING AVENUE, MIDLOTHIAN, IL 60445  
PINS: 28-11-123-041-0000 & 28-11-123-044-0000

Property of Cook County Clerk's Office