

# UNOFFICIAL COPY

Doc#. 1917233148 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/21/2019 10:28 AM Pg: 1 of 8

THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING MAIL  
TO:

Clark Hill PLC  
Attn: Chad M. Poznansky, Esq.  
130 E. Randolph Street, Suite 3900  
Chicago, Illinois 60601

751 Pratt Boulevard, Elk Grove  
Village, Illinois 60007

Tax PINS: 08-34-307-004-0000  
08-34-307-006-0000, 08-34-307-  
007-0000

1401-008916041

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

THIS SEVENTH AMENDMENT TO MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (this "Amendment") is entered into as of the 21<sup>st</sup> day of May, 2019 by RIVERPOINT PROPERTY TRUST, LLC, a Delaware limited liability company, doing business as Riverpoint Property, LLC (the "Mortgagor"), which has its chief executive office located at 2111 Pratt Boulevard, Elk Grove Village, Illinois 60007, in favor of FIRST MIDWEST BANK, an Illinois banking corporation ("Mortgagee"), whose address is 180 North LaSalle Street, Chicago, Illinois 60601.

### WITNESSETH:

WHEREAS, KLC Global Services, Ltd, an Illinois corporation ("KLC"), M3 North America, LLC, an Illinois limited liability company ("M3"), and O'Hare Cold, Co., an Illinois corporation ("O'Hare"), previously entered into that certain Loan and Security Agreement dated as of May 31, 2012, as amended (collectively, the "Original Loan Agreement") with Mortgagee, pursuant to which Mortgagee agreed to make loans to KLC, M3 and O'Hare;

WHEREAS, Mortgagee previously made certain loans to Mortgagor pursuant to that certain Mortgage Note dated as of April 10, 2015, as amended by that certain Substitute Mortgage Note dated as of November 19, 2015, executed by Mortgagor in favor of Mortgagee

# UNOFFICIAL COPY

(collectively, as amended, restated or modified from time to time, together with all substitutions thereof, the “Mortgage Note”);

WHEREAS, Mortgagor, KLC, M3, and O’Hare (collectively, the “Original Borrowers”), subsequently entered into that certain Amended and Restated Loan and Security Agreement dated as of December 7, 2017 which amended and restated the Original Loan Agreement with Mortgagee, pursuant to which Mortgagee agreed to make loans to the Original Borrowers;

WHEREAS, Original Borrowers and Riverport Empire, LLC, an Illinois limited liability company (“Empire,” together with the Original Borrowers, the “Borrowers”) subsequently entered into that certain First Amendment to that certain Amended and Restated Loan and Security Agreement dated as of May 14, 2018 (as may be further amended, modified, supplemented or restated from time to time, collectively, the “Restated Loan Agreement”) with Bank, pursuant to which Bank agreed to make loans to the Borrowers;

WHEREAS, pursuant to the terms of the Mortgage Note, Mortgagor executed in favor of Bank that certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of April 10, 2015, which was recorded with the Recorder of Deeds of Cook County, Illinois on April 14, 2015 as Document Number 1510413096, as amended by that certain First Amendment to Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of November 15, 2015, which was recorded with the Recorder of Deeds of Cook County, Illinois on December 7, 2015 as Document Number 1534119100, that certain Second Amendment to Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of June 20, 2016, which was recorded with the Recorder of Deeds of Cook County, Illinois on January 10, 2017 as Document Number 1701015100, that certain Third Amendment to Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of December 23, 2016, which was recorded with the Recorder of Deeds of Cook County on January 10, 2017 as Document Number 1701015101, and that certain Fourth Amendment to Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of November 3, 2017 which was recorded with the Recorder of Deeds of Cook County on November 8, 2017 as Document Number 1731229066, that certain Fifth Amendment to Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of December 7, 2017, which was recorded with the Recorder of Deeds of Cook County on February 26, 2018 as Document Number 1805749044, and that certain Sixth Amendment to Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing dated as of May 14, 2018, which was recorded with the Recorder of Deeds of Cook County on June 22, 2018 as Document Number 1817313045 (collectively, the “Mortgage”), whereby Mortgagor mortgaged and warranted unto Mortgagee, its successors and assigns, among other things, the real estate located at 751 Pratt Boulevard, Elk Grove Village, Illinois 60007 as legally described on Exhibit A attached hereto (the “Premises”), and all of its estate, right, title and interest therein situated, lying and being in the County of Cook and State of Illinois;

WHEREAS, Borrowers have agreed to amend the Restated Loan Agreement (as amended, modified or restated from time to time, the “Loan Agreement”), pursuant to which the Mortgagee has agreed to, among other items, advance a new Term Loan to the Borrowers under the Loan Agreement; and

# UNOFFICIAL COPY

WHEREAS, as a condition to entering into the Loan Agreement, the Mortgagee requires and Mortgagor has agreed to enter into this Amendment.

NOW, THEREFORE, for and in consideration of the premises and mutual agreements herein contained and for the purposes of setting forth the terms and conditions of this Amendment, the parties, intending to be bound, hereby agree as follows:

1. Incorporation of the Mortgage. All capitalized terms which are not defined hereunder shall have the same meanings as set forth in the Mortgage, and the Mortgage to the extent not inconsistent with this Amendment is incorporated herein by this reference as though the same were set forth in its entirety. To the extent any terms and provisions of the Mortgage are inconsistent with the amendments set forth in paragraph 2 below, such terms and provisions shall be deemed superseded hereby. Except as specifically set forth herein, the Mortgage shall remain in full force and effect and its provisions shall be binding on the parties hereto.

2. Amendment of the Mortgage. Recital B to the Mortgage is hereby amended and restated to read as follows:

B. The mortgage Note is guaranteed by certain affiliates of the Borrower pursuant to that certain Corporate Guaranty dated as of April 10, 2015 executed by each of KLC Global Services, Ltd., an Illinois corporation, O'Hare Cold Co., an Illinois corporation, M3 North America, LLC, an Illinois limited liability company (collectively, the "Affiliated Borrowers"). The Mortgagee also previously made certain loans to the Affiliated Borrowers and Mortgagor pursuant to that certain Amended and Restated Loan and Security Agreement dated as of December 7, 2017 among the Affiliated Borrowers, Mortgagor, and the Mortgagee as amended by that certain First Amendment to Amended and Restated Loan Agreement dated May 14, 2018 (as amended, restated or modified from time to time, the "Loan Agreement") and an additional mortgage loan to Mortgagor in the original principal amount of \$2,680,000, which loans are evidenced by: (i) in connection with the Revolving Loan, a Revolving Note dated as of December 7, 2017, in the maximum principal amount of \$3,750,000.00 (said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Revolving Note"); (ii) in connection with Term Loan A, a Term Note A dated as of December 7, 2017 in the original principal amount of Three Million Eight Hundred Twenty-Six Thousand Two Hundred Eighteen and 32/100 Dollars (\$3,826,218.32) (said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Term Note A"); (iii) in connection with Term Loan B, a Term Note B dated as of December 7, 2017 in the original principal amount of Nine Hundred Sixteen Thousand Six

# UNOFFICIAL COPY

Hundred Twenty-Three and 83/100 Dollars (\$916,623.83) (said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Term Note B"); (iv) in connection with Term Note C, a Term Note C dated as of December 7, 2017 in the original principal amount of Five Hundred Forty-Eight Thousand Nine Hundred Fifty-Eight and 39/100 Dollars (\$548,958.39) (said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Term Note C"); (v) in connection with Term Note D, a Term Note D dated as of December 7, 2017 in the original principal amount of Six Million One Hundred Forty-Four Thousand and 00/100 Dollars (\$6,144,000.00) (said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Term Note D"); (vi) in connection with Term Note E, a Term Note E dated as of December 7, 2017 in the original principal amount of Two Million Five Hundred Thirty-Five Thousand One Hundred Sixty-Six and 00/100 Dollars (\$2,535,166.00) (said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Term Note E"); (vii) in connection with Term Loan F, a Term Note F dated as of May 14, 2018, in the original principal amount of \$1,982,500 (said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Term Note F"); (viii) in connection with Term Loan G, a Term Note G dated as of May 14, 2018, in the original principal amount of \$457,500 (said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Term Note G"); (ix) in connection with Term Loan H, a Term Note H dated as of the date hereof, in the original principal amount of \$2,000,000 (said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Term Note H"); and (x) in connection with the additional loan to Mortgagor, a Mortgage Note dated as of December 14, 2015 in the original principal amount of Two Million Six Hundred Eighty Thousand Dollars (\$2,680,000) said note, with all allonges, amendments, supplements, modifications and replacements thereof, being sometimes referred to in this Mortgage as the "Additional Mortgage Note"; (the Mortgage Note, Revolving Note, Term Note A, Term Note B, Term Note C, Term Note D, Term Note E, Term Note F, Term Note G, Term Note H and the Additional Mortgage Note, collectively, are sometimes referred to in this

# UNOFFICIAL COPY

Mortgage as the “Notes”). The terms and provisions of the Notes and Loan Agreement are hereby incorporated by reference in this Mortgage. Capitalized terms used herein but not otherwise defined shall have the meanings given to such terms in the Notes and Loan Agreement.

3. Representations and Warranties. The representations, warranties and covenants set forth in the Mortgage shall be deemed remade and affirmed as of the date hereof by Mortgagor, except that any and all references to the Mortgage in such representations, warranties and covenants shall be deemed to include this Amendment.

4. Acknowledgment and Reaffirmation of the Validity and Enforceability of the Mortgage. Mortgagor expressly acknowledges and agrees that the Mortgage constitutes the legal, valid and binding obligation of Mortgagor enforceable in accordance with its terms by Mortgagee against Mortgagor and Mortgagor expressly reaffirms its obligations under the Mortgage (as amended by this Amendment after giving effect to the execution of the new Term Note). Mortgagor further expressly acknowledges and agrees that Mortgagee has a valid, duly perfected, first priority and fully enforceable security interest in and lien against the Mortgaged Property therein as security for all Obligations Secured, as amended hereby after giving effect to the execution of the new Term Note. Mortgagor agrees that it shall not dispute the validity or enforceability of the Mortgage or any of the other Loan Documents or any of its respective obligations thereunder, or the validity, priority, enforceability or extent of Mortgagee’s security interest in or lien against any item of Mortgaged Property, in any judicial, administrative or other proceeding.

5. Relation Back. It is the intent of Mortgagor and Mortgagee that this Amendment will relate back to and be effective as if adopted on April 10, 2015.

6. Effectuation. The amendments to the Mortgage contemplated by this Amendment shall be deemed effective immediately upon the full execution of this Amendment and without any further action required by the parties hereto. There are no conditions precedent or subsequent to the effectiveness of this Amendment.

**(Signature Page Follows)**

# UNOFFICIAL COPY

*(Signature Page to Seventh Amendment to Mortgage)*

IN WITNESS WHEREOF, Mortgagor has duly executed this Amendment as of the date first above written.

**MORTGAGOR:**

RIVERPOINT PROPERTY TRUST, LLC,  
a Delaware limited liability company  
transacting business under the assumed name  
of Riverpoint Property, LLC

By: \_\_\_\_\_  
Name: WILLIAM A. FINN  
Title: VICEDEN

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, Anna Galej, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Madey, the Manager of RIVERPOINT PROPERTY TRUST, LLC, a Delaware limited liability company transacting business under the assumed name of Riverpoint Property, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22<sup>nd</sup> day of May, 2019.

Anna Galej  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/7/2022

*THIS INSTRUMENT WAS PREPARED  
BY AND SHOULD BE RETURNED TO:*

Clark Hill PLC  
Attn: Chad M. Poznansky, Esq.  
130 E. Randolph Street, Suite 3900  
Chicago, Illinois 60601



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

LOT 72 IN CENTEX INDUSTRIAL PARK UNIT NUMBER 43, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 117 AND 118 IN CENTEX INDUSTRIAL PARK UNIT NUMBER 84, BEING A SUBDIVISION IN SECTION 34, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

751 Pratt Boulevard, Elk Grove Village, Illinois 60007

Tax PINS: 08-34-307-004-0000, 08-34-307-006-0000, 08-34-307-007-0000