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Doc#: 1917741073 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/26/2019 11:07 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Northbrook Bank & Trust
Company
1100 Waukegan Road
Northbrook, IL 60062

WHEN RECORDED MAIL TO:

Northbrook Bank & Trust
Company
1100 Waukegan Road
Northbrook, IL 60062

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Operations, Loan Documentation Administrator
Northbrook Bank & Trust Company
1100 Waukegan Road
Northbrook, IL 60062

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 15, 2019, is made and executed between AMS Properties, Inc., an Illinois Corporation, whose address is 1020 W. Northwest Highway, Arlington Heights, IL 60004 (referred to below as "Grantor") and Northbrook Bank & Trust Company, whose address is 1100 Waukegan Road, Northbrook, IL 60062 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 15, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded January 2, 2018 in the office of the Cook County Recorder as Document No. 1800255206 and that certain Assignment of Rents dated December 15, 2017, recorded January 2, 2018 in the office of Cook County Recorder as Document No. 1800255207.

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

LOTS 13 AND 14 IN BLOCK 12 IN R. A CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (EXCEPT 33 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTH WESTERN RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1020 W. Northwest Highway, Arlington Heights, IL 60004. The Real Property tax identification number is 03-30-116-015-0000 AND 03-30-116-016-0000.

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

1.) The definition of the word **Lender** is hereby modified in its entirety to read as follows"

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(Continued)**

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Lender means Northbrook Bank & Trust Company ("Lender"), as assignee from American Enterprise Bank, pursuant to the Asset Purchase Agreement between Northbrook Bank & Trust Company and American Enterprise Bank, dated July 31, 2018.

2.) The "Maximum Lien" section is hereby restated in its entirety to mean the following:

Maximum Lien. At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$370,000.00.

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 JUNE 15, 2019.

GRANTOR:

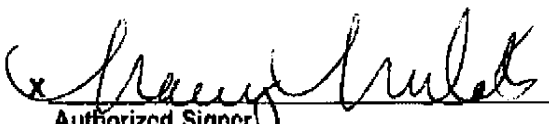
AMS PROPERTIES, INC.

By: 

Mitchell A. Fields, President of AMS Properties, Inc.

LENDER:

NORTHBROOK BANK & TRUST COMPANY


Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)

COUNTY OF COOK)

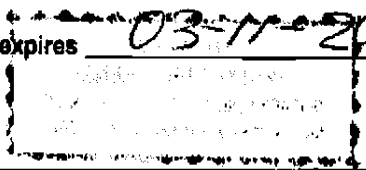
) SS

On this 20th day of June, 2019 before me, the undersigned Notary Public, personally appeared Mitchell A. Fields, President of AMS Properties, Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Kelley Prochenski Residing at ILLINOIS

Notary Public in and for the State of IL

My commission expires 03-11-2022



County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

On this 20th day of June, 2019 before me, the undersigned Notary Public, personally appeared Mary Mitota and known to me to be the SVP, authorized agent for Northbrook Bank & Trust Company that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Northbrook Bank & Trust Company, duly authorized by Northbrook Bank & 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 Northbrook Bank & Trust Company.

By [Signature] Residing at ILLINOIS

Notary Public in and for the State of IL

My commission expires 03-11-2022



Clerk's Office