

# UNOFFICIAL COPY

Doc#: 1931755021 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/13/2019 10:18 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

Inland Bank and Trust  
2805 Butterfield Road, Suite  
200  
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Inland Bank and Trust  
2805 Butterfield Road, Suite 200  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated July 16, 2019, is made and executed between Citywide Holding Group, LLC, whose address is 6306 Martin Drive, Willowbrook, IL 60527 (referred to below as "Grantor") and Inland Bank and Trust, whose address is 2805 Butterfield Road Suite 200, Oak Brook, IL 60523 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated January 16, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on February 3, 2019 as Document #0903435025 in the Cook County Recorder's Office and as last modified by Mortgage Modification dated January 16, 2014 and recorded on March 4, 2014 as Document #1406346026.

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

THE SOUTH 4 FEET OF LOT 6 AND THE NORTH 27 FEET OF LOT 7 IN BLOCK 14 IN WEST AUBURN IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH; RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7622 S. Peoria Street, Chicago, IL 60620. The Real Property tax identification number is 20-29-413-024-0000.

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

**This Modification of Mortgage reflects the following:**

The definition of the "Note" as described in the "Mortgage" is hereby amended by the following:

Note. The word "Note" means the promissory note dated July 16, 2019, in the principal amount of \$113,130.81, which is a renewal and increase in the principal amount of indebtedness of the promissory note dated July 16, 2014, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement

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(Continued)**

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The paragraph titled "Right of Redemption Provision" is hereby added to the above mentioned Mortgage as further described below.

**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.

**RIGHT OF REDEMPTION PROVISION.** Grantor(s) acknowledge the Rights of Reinstatement provided in 735 ILCS 5/15-1602 of the Illinois Mortgage Foreclosure Act and do hereby expressly waive those Rights of Reinstatement in accordance with 735 ILCS 5/15-1601. Grantors acknowledge the Rights of Redemption provided in 735 ILCS 5/15-1603 of the Illinois Foreclosure Act and do hereby expressly waive those Rights of Redemption in accordance with 735 ILCS 5/15-1601. These waivers do not apply to residential real estate occupied by the Grantor(s) as its (their) primary residence.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 16, 2019.**

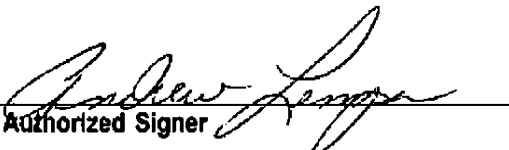
**GRANTOR:**

**CITYWIDE HOLDING GROUP, LLC**

By:   
George Schwerteger, Manager of Citywide Holding Group, LLC

**LENDER:**

**INLAND BANK AND TRUST**

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

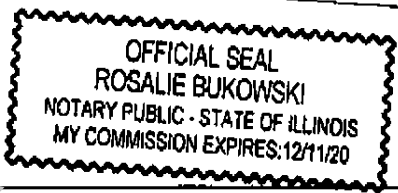
STATE OF Illinois )  
 )  
 COUNTY OF DePue ) SS  
 )

On this 4th day of November 2019 before me, the undersigned Notary Public, personally appeared **George Schwertfeger, Manager of Citywide Holding Group, 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 Rosalie Bukowski Residing at 1805 Buttenfield Orchard

Notary Public in and for the State of Illinois

My commission expires 12-11-20



DePue County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF DePue ) SS  
 )

On this 4th day of November, 2019 before me, the undersigned Notary Public, personally appeared Andres Medina and known to me to be the Vice President, authorized agent for Inland Bank and Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Inland Bank and Trust, duly authorized by Inland Bank and Trust 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 Inland Bank and Trust.

By Rosalie Bukowski Residing at 2805 Butterfield Park

Notary Public in and for the State of Illinois

My commission expires 12-11-20



County Clerk's Office