

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
GRAND RIDGE NATIONAL
BANK
Wheaton Banking Center
500 S County Farm Rd
Wheaton, IL 60187



Doc# 2001645122 Fee \$81.00

WHEN RECORDED MAIL TO:
GRAND RIDGE NATIONAL
BANK
Wheaton Banking Center
500 S County Farm Rd
Wheaton, IL 60187

RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 01/16/2020 04:10 PM PG: 1 OF 4

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
GRAND RIDGE NATIONAL BANK
500 S County Farm Rd
Wheaton, IL 60187

5252-170483

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 6, 2020, is made and executed between KOT PROPERTIES, LLC, whose address is 310 Busse Hwy, Park Ridge, IL 60068 (referred to below as "Grantor") and GRAND RIDGE NATIONAL BANK, whose address is 500 S County Farm Rd, Wheaton, IL 60187 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 27, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded October 5, 2017 as document 1727842050 by the Cook County Recorder and by affidavit of correction dated December 12, 2017 as document 1734619087.

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

PARCEL 1:

LOTS 2, 3, 4, 6, 7 AND 8, IN GUERINE'S SUBDIVISION OF THE EAST 10 CHAINS NORTH OF THE ROAD OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 2-1/2 ACRES WEST OF AND ADJOINING THE EAST 16 FEET, AND EXCEPT THE EAST 16 FEET THEREOF) EXCEPTING THE EAST 300 FEET THEREOF, OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 1948, AS DOCUMENT 14359946, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 10 CHAINS NORTH OF THE ROAD OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE EAST 2-1/2 ACRES WEST OF AND ADJOINING THE EAST 16.00 FEET AND EXCEPT THE EAST 16.00 FEET) ALSO EXCEPTING GUERINE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 16, 1948, AS DOCUMENT 14359946, ALSO EXCEPTING THAT PORTION TAKEN FOR PUBLIC ROADWAY PURPOSES, ACCORDING TO THE DEDICATION PLAT RECORDED DECEMBER 28, 1962, AS DOCUMENT 18683780, ALL IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD

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Loan No: 90681

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PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4613, 4699 & 4719 W. Lake Street, Melrose Park, IL 60160. The Real Property tax identification number is 15-05-400-006-0000, 15-05-400-007-0000, 15-05-400-008-0000, 15-05-400-012-0000, 15-05-400-013-0000, 15-05-400-022-0000.

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

KOT Properties, LLC (Grantor) entered into an agreement with Grand Ridge National Bank (Lender) by certain mortgage in the amount of \$1,320,000.00 securing a debt evidenced by a promissory note in the amount of \$1,100,000.00 dated September 27, 2017 by KOT Properties, LLC (Borrower). KOT Properties, LLC (Grantor) and Grand Ridge National Bank (Lender) hereby agree to modify/increase certain mortgage to \$1,824,850.80 securing a debt evidenced by promissory note in the amount of \$1,520,709.00 dated January 6, 2020 by KOT Properties, LLC (Borrower) .

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 JANUARY 6, 2020.

GRANTOR:

KOT PROPERTIES, LLC

By:



Kathryn D. Keesen, Manager of KOT PROPERTIES, LLC

LENDER:

GRAND RIDGE NATIONAL BANK

X



Janet O'Loughlin, Vice President

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

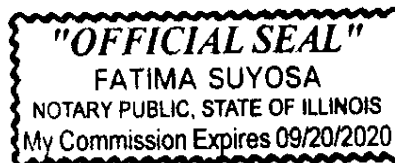
STATE OF IL)
) SS
 COUNTY OF DuPage)

On this 6th day of January, 2020 before me, the undersigned Notary Public, personally appeared **Kathryn D. Keesen, Manager of KOT PROPERTIES, 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 *Fatima Suyosa* Residing at _____

Notary Public in and for the State of IL

My commission expires 09/20/20



COOK County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

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LENDER ACKNOWLEDGMENT

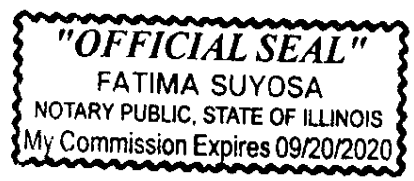
STATE OF IL)
) SS
 COUNTY OF Don Page)

On this 6th day of January, 2020 before me, the undersigned Notary Public, personally appeared **Janet O'Loughlin** and known to me to be the **Vice President**, authorized agent for **GRAND RIDGE NATIONAL BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **GRAND RIDGE NATIONAL BANK**, duly authorized by **GRAND RIDGE NATIONAL BANK** 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 **GRAND RIDGE NATIONAL BANK**.

By Fatima Residing at _____

Notary Public in and for the State of IL

My commission expires 09/20/20



County Clerk's Office