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Doc#: 2002908181 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/29/2020 01:39 PM Pg: 1 of 4

RECORDATION REQUESTED BY:

PeopleFirst Bank
3100 Theodore Street
Joliet, IL 60435

WHEN RECORDED MAIL TO:

PeopleFirst Bank
3100 Theodore Street
Joliet, IL 60435

SEND TAX NOTICES TO:

PeopleFirst Bank
3100 Theodore Street
Joliet, IL 60435

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

PeopleFirst Bank
3100 Theodore Street
Joliet, IL 60435

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 30, 2019, is made and executed between YUVA, INC., an Illinois Corporation (referred to below as "Grantor") and PeopleFirst Bank, whose address is 3100 Theodore Street, Joliet, IL 60435 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 16, 2008 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

MORTGAGE RECORDED OCTOBER 24, 2008 AS DOCUMENT NUMBER #0829841037 AND ASSIGNMENT OF RENTS RECORDED OCTOBER 24, 2008 AS DOCUMENT NUMBER #0829841038; MODIFICATION OF MORTGAGE DATED MARCH 16, 2013 RECORDED MAY 29, 2013 AS DOCUMENT #1314929059 IN THE COOK COUNTY RECORDER OF DEEDS OFFICE.

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

THE SOUTH 1/2 OF LOT 16 IN NORTH AVENUE HOME ACRES SUBDIVISION OF THE EAST 56 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1952 N. 17TH AVENUE, MELROSE PARK, IL 60160. The Real Property tax identification number is #12-34-307-061-0000.

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

**THE PRINCIPAL BALANCE IS INCREASED TO \$2,075,250.00;
THE INTEREST RATE IS FIXED AT 4.50%;
THE LOAN PAYMENT IS AMORTIZED 25 YEARS WITH A BALLOON PAYMENT AT MATURITY; AND
THE MATURITY DATE IS NOW SEPTEMBER 4, 2024.**

ALL OTHER TERMS AND CONDITIONS OF THIS CREDIT REMAIN IN FULL FORCE AND EFFECT.

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

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MODIFICATION OF MORTGAGE

(Continued)

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 AUGUST 30, 2019.

GRANTOR:


YUVA, INC

By: Prasad Yalamanchi
PRASAD YALAMANCHI, President of YUVA, INC

By: Seeta Yalamanchi
SEETA YALAMANCHI, Secretary of YUVA, INC

LENDER:

PEOPLEFIRST BANK

X 
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois

)

) SS

COUNTY OF Will

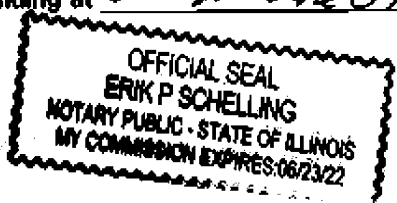
)

On this 30th day of August, 2019 before me, the undersigned Notary Public, personally appeared **PRASAD YALAMANCHI**, President of YUVA, INC and **SEETA YALAMANCHI**, Secretary of YUVA, INC, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature]

Residing at 3100 Theodore St Joliet IL 60435

Notary Public in and for the State of IL



My commission expires 6/23/2022

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Will)

On this 30th day of August, 2019, before me, the undersigned Notary Public, personally appeared BRIAN P. SCHOLLEN and known to me to be the SVO, authorized agent for PeopleFirst Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PeopleFirst Bank, duly authorized by PeopleFirst 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 PeopleFirst Bank.

By [Signature] Residing at Shorewood, IL
 Notary Public in and for the State of Ill

My commission expires 12/15/20

