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Doc#: 2004545028 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/14/2020 08:15 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
First National Bank of Omaha
Branch #020
141 W. Lincoln Hwy
DeKalb, IL 60115

WHEN RECORDED MAIL TO:
First National Bank of Omaha
Branch #020
141 W. Lincoln Hwy
DeKalb, IL 60115

SEND TAX NOTICES TO:
First National Bank of Omaha
Branch #020
141 W. Lincoln Hwy
DeKalb, IL 60115

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Laura Whelan, SBB Processer
First National Bank of Omaha
141 W. Lincoln Hwy
DeKalb, IL 60115



MODIFICATION OF MORTGAGE



*****580812182019*

THIS MODIFICATION OF MORTGAGE dated February 4, 2020, is made and executed between C+P KLASSIC INVESTMENTS, LLC, whose address is 3021 Roth Rd., Oswego, IL 60543 (referred to below as "Grantor") and First National Bank of Omaha, whose address is 141 W. Lincoln Hwy, DeKalb, IL 60115 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 18, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded in Cook County, Illinois with the Cook County Recorder of Deeds on December 21, 2018 with record number 1835512033.

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

LOT 6 AND THE EAST 3 FEET OF LOT 5 IN OAK RIDGE, A SUBDIVISION OF PART OF LOTS 20 AND 21 OF THE COUNTY CLERK'S DIVISION OF PART OF SECTION 29, AND LOTS 13, 14, 15, 16 AND 17 IN BLOCK 2 OF JOHN WALLACE'S ADDITION TO BLOOM, ALL IN TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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The Real Property or its address is commonly known as 23 Forest Ave., Chicago Heights, IL 60411.

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

Modification to Increase Maximum Lien Amount from \$45,000.00 to \$56,000.00.

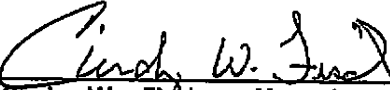
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 hereby ratifies and affirms that Grantor's liability shall continue in full force and effect through and including the Note's now extended maturity date and that Grantor has no defenses, setoffs, or other claims against Lender arising out of this credit facility. If it is determined that any other person or entity other than Lender shall have a lien, encumbrance, or claim of any type which has a legal priority over any term of this Modification, the original terms of the Note and Mortgage shall be severable from this Modification and separately enforceable from the terms thereof as modified hereby in accordance with their original terms, and Lender shall maintain all legal or equitable priorities which were in existence before the date of execution of this Modification. It is understood by and is the intention of the parties hereto that any legal or equitable priorities of Lender over any party which were in existence before the date of execution of this Modification shall remain in effect after the execution of this Modification.


ELECTRONIC COPIES. Lender may copy, electronically or otherwise, and thereafter destroy, the originals of this Agreement and/or Related Documents in the regular course of Lender's business. All such copies produced from an electronic form or by any other reliable means (i.e., photographic image or facsimile) shall in all respects be considered equivalent to an original, and Borrower hereby waives any rights or objections to the use of such copies.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 4, 2020.

GRANTOR:

C+P KLASSTIC INVESTMENTS, LLC

By: 
Cindy W. Fischer, Managing Member of C+P KLASSTIC
INVESTMENTS, LLC

By: 
Peter V. Evanoff, Managing Manager of C+P KLASSTIC
INVESTMENTS, LLC

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MODIFICATION OF MORTGAGE (Continued)

LENDER:

FIRST NATIONAL BANK OF OMAHA

x *Denise Hewitt*
Denise Hewitt, Business Banker

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

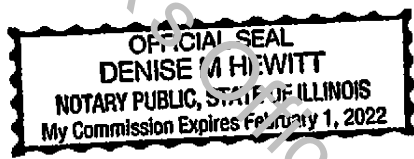
STATE OF Illinois)
) SS
COUNTY OF DeKalb)

On this 4th day of February, 2020 before me, the undersigned Notary Public, personally appeared Cindy W. Fischer, Managing Member of C+P KLASSTIC INVESTMENTS, LLC and Peter V. Evanoff, Managing Manager of C+P KLASSTIC INVESTMENTS, LLC, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *Denise M. Hewitt* Residing at Sandwich IL

Notary Public in and for the State of Illinois

My commission expires 2-1-2022



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Kendall)

On this 10 day of February, 2020 before me, the undersigned Notary Public, personally appeared Denise Hewitt and known to me to be the Business Banker, authorized agent for First National Bank of Omaha that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of First National Bank of Omaha, duly authorized by First National Bank of Omaha 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 First National Bank of Omaha.

By [Signature] Residing at Oswego, IL

Notary Public in and for the State of IL

My commission expires 2/21/2022



Cook County Clerk's Office