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Doc#: 2005246241 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/21/2020 09:46 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
Heartland Bank and Trust
Company
BR# 525-Western
Springs-WSW
4456 Wolf Rd
Western Springs, IL 60558

WHEN RECORDED MAIL TO:
Heartland Bank and Trust
Company
Attn: Commercial Loan
Support
P.O. Box 67
Bloomington, IL 61702-0067

40030797-DD1

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Michael Zimmerman
Heartland Bank and Trust Company
4456 Wolf Rd
Western Springs, IL 60558

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 13, 2020, is made and executed between 1133 W. Randolph, LLC (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 4456 Wolf Rd, Western Springs, IL 60558 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 21, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on March 20, 2017 as Document Number 1707939082.

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

LOTS 30, 31 AND 32 (EXCEPT THE NORTH 35 FEET FOR WIDENING OF RANDOLPH STREET) IN BROWN'S SUBDIVISION OF BLOCK 44 IN CARPENTER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1133-39 W Randolph St, Chicago, IL 60607. The Real Property tax identification number is 17-08-435-006 (Lot 30); 17-08-435-007 (Lot 31 & Lot 32).

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

This Mortgage secures a renewal promissory note in the principal amount of \$4,614,000.00 dated February 13, 2020 that bears interest at the rate described in the note with a maturity date of March 13, 2022 together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note.

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590108634

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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 FEBRUARY 13, 2020.

GRANTOR:

1133 W. RANDOLPH, LLC

By:



Dennis F. Thompson, Manager of 1133 W. Randolph, LLC

LENDER:

HEARTLAND BANK AND TRUST COMPANY

X



Justin R. Kennedy, Vice President

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590108634

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Texas)

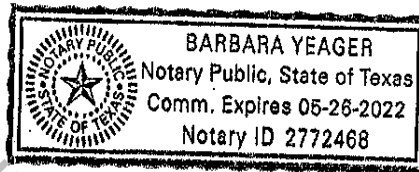
COUNTY OF Harris) SS

On this 4th day of February, 2020 before me, the undersigned Notary Public, personally appeared **Dennis F Thompson, Manager of 1133 W. Randolph, 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 Barbara Yeager Residing at Houston, Harris Cnty, Texas

Notary Public in and for the State of Texas

My commission expires 5/26/2022



Harris County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook) SS)

On this 10th day of February, 2020 before me, the undersigned Notary Public, personally appeared Justin R. Kennedy and known to me to be the Vice President, authorized agent for Heartland Bank and Trust Company that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Heartland Bank and Trust Company, duly authorized by Heartland Bank and 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 Heartland Bank and Trust Company.

By [Signature] Residing at _____

Notary Public in and for the State of Illinois

My commission expires 7/26/20



Cook County Clerk's Office