

RECORDATION REQUESTED BY:

Providence Bank & Trust  
630 East 162nd Street  
P.O. Box 706  
South Holland, IL 60473



Doc# 2007013208 Fee \$71.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/10/2020 12:41 PM PG: 1 OF 1

WHEN RECORDED MAIL TO:

Providence Bank & Trust  
630 East 162nd Street  
P.O. Box 706  
South Holland, IL 60473

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Jennifer S. Meloy, Senior Commercial Services Associate  
Providence Bank & Trust  
630 East 162nd Street  
South Holland, IL 60473

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 30, 2019, is made and executed between CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee on behalf of CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION, SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT #113009, DATED FEBRUARY 26, 1993, as to Parcel 3, whose address is 10 South LaSalle Street, Suite 2750, Chicago, IL 60603; and CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee on behalf of CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION, SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST N.A., AS TRUSTEE UNDER TRUST AGREEMENT #110332, DATED SEPTEMBER 19, 1985, as to Parcels 5, 10 and 11, whose address is 10 South LaSalle Street, Suite 2750, Chicago, IL 60603; and NEW COVENANT MISSIONARY BAPTIST CHURCH CORPORATION A/K/A NEW COVENANT MISSIONARY BAPTIST CHURCH, as to Parcels 2, 4, 6, 7, 8 and 12, whose address is 754 EAST 77TH STREET, CHICAGO, IL 60619-2553 (referred to below as "Grantor") and Providence Bank & Trust, whose address is 630 East 162nd Street , P.O. Box 706, South Holland, IL 60473 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated February 27, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on April 14, 2009 as document number 0910433011 in the office of Cook County Recorder of Deeds, re-recorded on February 11, 2010 as document number 1004257158 in the office of the Cook County Recorder of Deeds.

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

See Exhibit "A" attached hereto and made a part thereof

The Real Property or its address is commonly known as See Exhibit "A" attached hereto and made a part thereof, Chicago, IL 60619. The Real Property tax identification number is See Exhibit "A" attached hereto and made a part thereof.

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## MODIFICATION OF MORTGAGE (Continued)

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

### DEFINITIONS.

**NOTE.** The word "Note" means the promissory note 2019 Note A dated December 30, 2019 in the original principal amount of \$4,521,406.66 from Grantor to Lender, together with all renewal of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 5.500% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$31,237.14 each and one irregular last payment estimated at \$3,843,452.42. Grantor's first payment is due January 15, 2020 and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be on December 30, 2024, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest. The maturity date of the Note is December 30, 2024; and the promissory note 2019 Note B dated December 30, 2019, in the original principal amount of \$3,659,426.23 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 0.000% based on a year of 360 days. The maturity date of the Note is December 30, 2024.

**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.

Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 30, 2019.


Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

GRANTOR:

NEW COVENANT MISSIONARY BAPTIST CHURCH CORPORATION

By:   
STEPHEN J. THURSTON, Pastor/Chief Executive Officer of  
NEW COVENANT MISSIONARY BAPTIST CHURCH  
CORPORATION

CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION,  
SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., AS  
TRUSTEE UNDER TRUST AGREEMENT #113009, DATED FEBRUARY 26,  
1993




CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee  
under that certain trust agreement dated 02-26-1993 and known as  
CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION,  
SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., AS  
TRUSTEE UNDER TRUST AGREEMENT #113009, DATED FEBRUARY 26,  
1993.

By:   
Trust Officer



CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION,  
SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST N.A., AS  
TRUSTEE UNDER TRUST AGREEMENT #110332, DATED SEPTEMBER 19,  
1985

CHICAGO TITLE LAND TRUST COMPANY, not personally but as Trustee  
under that certain trust agreement dated 09-19-1985 and known as  
CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION,  
SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST N.A., AS  
TRUSTEE UNDER TRUST AGREEMENT #110332, DATED SEPTEMBER 19,  
1985.

By:   
Trust Officer

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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## MODIFICATION OF MORTGAGE (Continued)

LENDER:

PROVIDENCE BANK & TRUST

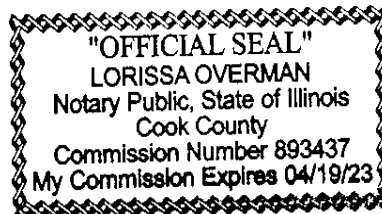
*Chris Sely...*  
Authorized Signer

### CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF Cook

)  
) SS  
)



On this 31<sup>st</sup> day of January, 2020 before me, the undersigned Notary Public, personally appeared **STEPHEN J. THURSTON, Pastor/Chief Executive Officer of NEW COVENANT MISSIONARY BAPTIST CHURCH CORPORATION**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By *[Signature]*  
Notary Public in and for the State of ILLINOIS  
My commission expires 4-19-23

Residing at 10250 S. LaGrange Rd  
Orland Park

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## MODIFICATION OF MORTGAGE (Continued)

### TRUST ACKNOWLEDGMENT

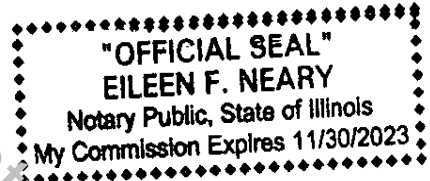
STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 5th day of February, 2020 before me, the undersigned Notary Public, personally appeared Trust Officer, Linda Lee Lutz AVP of CHICAGO TITLE LAND TRUST COMPANY, Trustee of CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION, SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST, N.A., AS TRUSTEE UNDER TRUST AGREEMENT #113009, DATED FEBRUARY 26, 1993, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By [Signature] Residing at Orland Park

Notary Public in and for the State of IL

My commission expires \_\_\_\_\_



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

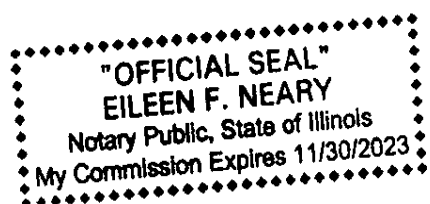
### TRUST ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 5th day of February 2020 before me, the undersigned Notary Public, personally appeared Trust Officer, Linda Lee Lutz AVP of CHICAGO TITLE LAND TRUST COMPANY, Trustee of CHICAGO TITLE LAND TRUST COMPANY, AN ILLINOIS CORPORATION, SUCCESSOR TRUSTEE TO LASALLE NATIONAL TRUST N.A., AS TRUSTEE UNDER TRUST AGREEMENT #110332, DATED SEPTEMBER 19, 1985, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By [Signature] Residing at Orland Park  
 Notary Public in and for the State of IL

My commission expires \_\_\_\_\_



COOK County Clerk's Office

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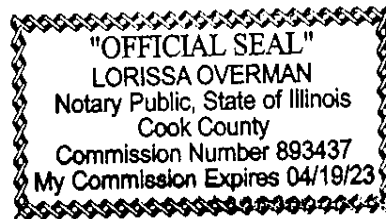
## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS \_\_\_\_\_ )

COUNTY OF COOK \_\_\_\_\_ )

)  
) SS  
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On this 31<sup>st</sup> day of January, 2020 before me, the undersigned Notary Public, personally appeared David Sneppek and known to me to be the Vice President, authorized agent for **Providence Bank & Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Providence Bank & Trust**, duly authorized by **Providence Bank & 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 **Providence Bank & Trust**.

By Lorissa Overman Residing at 16250 S. LaGrange Rd  
Oakland Park  
Notary Public in and for the State of ILLINOIS  
My commission expires 4.19.23

Cook County Clerk's Office



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## EXHIBIT "A"

### PARCEL 6:

LOTS 4, 5 AND 6 IN PEARCE'S FOURTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF BLOCK 8 IN WAKEMAN'S SUBDIVISION OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS PROVIDED: 7640 SOUTH COTTAGE GROVE, CHICAGO, IL  
TAX NUMBERS: 20-27-415-036

### PARCEL 5:

LOTS 7 AND 8 IN PEARCE'S FOURTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF BLOCK 8 IN WAKEMAN'S SUBDIVISION OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS PROVIDED: 7646-48 SOUTH COTTAGE GROVE, CHICAGO, IL  
TAX NUMBERS: 20-27-415-028

### PARCEL 4:

LOTS 9, 10, 11 AND 12 IN PEARCE'S FOURTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF BLOCK 8 IN WAKEMAN'S SUBDIVISION OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS PROVIDED: 7650 SOUTH COTTAGE GROVE, CHICAGO, IL  
TAX NUMBERS: 20-27-415-029, 20-27-415-030, 20-27-415-031 AND  
20-27-415-032

### PARCEL 8:

LOTS 1 AND 2 IN PEARCE'S FOURTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH  $\frac{1}{2}$  OF BLOCK 8 IN WAKEMAN'S SUBDIVISION OF THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS PROVIDED: 7630-32 SOUTH COTTAGE GROVE, CHICAGO, IL  
TAX NUMBERS: 20-27-415-023

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## EXHIBIT "A" (con't)

### PARCEL 7:

LOT 3 IN PEARCE'S FOURTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH ½ OF BLOCK 8 IN WAKEMAN'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS PROVIDED: 7634 SOUTH COTTAGE GROVE, CHICAGO, IL  
TAX NUMBERS: 20-27-415-024

### PARCEL 12:

LOT 42 (EXCEPT THE SOUTH 8 FEET THEREOF) AND ALL OF LOTS 43, 44, 45, AND 46 IN BLOCK 52 IN CORNELL, BEING A SUBDIVISION OF THE WEST ½ OF SECTION 26 AND THE SOUTHEAST ¼ OF SECTION 26 (WITH EXCEPTION OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼) OF THE NORTH ½ OF NORTHWEST ¼ IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS PROVIDED: 7601 SOUTH COTTAGE GROVE, CHICAGO, IL  
TAX NUMBERS: 20-26-308-054

### PARCEL 10:

LOTS 1 TO 6 BOTH INCLUSIVE IN THE NORTH 1/3 OF BLOCK 9 IN WAKEMAN'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS PROVIDED: 7700-7710 SOUTH COTTAGE GROVE, CHICAGO, IL  
TAX NUMBERS: 20-27-423-039

### PARCEL 11:

LOTS 7 AND 8 IN THE SUBDIVISION OF THE NORTH 1/3 OF BLOCK 9 IN WAKEMAN'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

ADDRESS PROVIDED: 7716 SOUTH COTTAGE GROVE, CHICAGO, IL  
TAX NUMBERS: 20-27-423-026

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## EXHIBIT "A" (con't)

### PARCEL 2:

Lot 17 AND THE SOUTH 2 FEET OF LOT 18 IN PEARCE'S FOURTH ADDITION TO CHICAGO, IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

ADDRESS PROVIDED: 7655-59 SOUTH EVANS, CHICAGO, IL  
TAX NUMBERS: 20-27-415-017

### PARCEL 3:

LOTS 18 (EXCEPT THE SOUTH 2 FEET THEREOF) AND THE SOUTH 4 FEET OF LOT 19 IN PEARCE'S FOURTH ADDITION TO CHICAGO, IN THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS PROVIDED: 7647 AND 7649 SOUTH EVANS, CHICAGO, IL  
TAX NUMBERS: 20-27-415-016

Property of Cook County Clerk's Office