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non-agency
RECORDATION REQUESTED BY:
PAN AMERICAN BANK &
TRUST
LOAN DEPARTMENT
1440 W. NORTH AVE.
MELROSE PARK, IL 60160

Doc#. 2007840064 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/18/2020 11:52 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
PAN AMERICAN BANK &
TRUST
LOAN DEPARTMENT
1440 W. NORTH AVE.
MELROSE PARK, IL 60160

SEND TAX NOTICES TO:
PAN AMERICAN BANK &
TRUST
LOAN DEPARTMENT
1440 W. NORTH AVE.
MELROSE PARK, IL 60160

FOR RECORDER'S USE ONLY

40034052-DD3 '13

GIT

This Modification of Mortgage prepared by:
Christina N. Cortez, Sr. Loan Doc & Closing Officer
PAN AMERICAN BANK & TRUST
1440 W. NORTH AVE.
MELROSE PARK, IL 60160

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 6, 2020, is made and executed between Scianna Renovations, Inc., an Illinois Corporation, whose address is 7415 Madison Street, Forest Park, IL 60130 (referred to below as "Grantor") and PAN AMERICAN BANK & TRUST, whose address is 1440 W. NORTH AVE., MELROSE PARK, IL 60160 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 6, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents on the residential investment property commonly known as 1913 S. Cicero Ave., Cicero, IL 60804 to Lender dated 6/21/17 and recorded on 6/26/17 in the office of the Cook County Recorder of Deeds as Document Nos. 1717734045 and 1717734047 respectively; Modification of Mortgage dated 7/10/18 and recorded on 7/23/18 in the office of the Cook County Recorder of Deeds as Document No. 1820449013; a Modification of Mortgage dated 5/01/19 and recorded on 5/07/19 in the office of the Cook County Recorder of Deeds as Document No. 1912733156.

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

LOTS 25 AND 26 IN BLOCK 2 IN CAREY'S SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1913 S. Cicero Ave., Cicero, IL 60804. The Real Property tax identification number is 16-22-304-005-0000 & 16-22-304-006-0000.

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

Loan No: 106001699

(Continued)

Page 2

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

The loan amount is being increased from \$3,779,000.00 to \$4,179,000.00. Payments on the Note are to be made in accordance with the following payment schedule: in one payment of all outstanding principal plus all accrued unpaid interest on May 21, 2021. In addition, Grantor will pay regular monthly payments of all accrued unpaid interest due as of each payment date, beginning March 21, 2020, with all subsequent interest payments to be due on the same day of each month after that. If the index increases, the payments tied to the index, and therefore the total amount secured hereunder, will increase. Any variable interest rate tied to the index shall be calculated as of, and shall begin on, the commencement date indicated for the applicable payment stream. **NOTICE:** Under no circumstances shall the interest rate on this Note be less than 5.000% per annum or more than the maximum rate allowed by applicable law. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.** This modification and its amendments refer to the Change in Terms Agreement dated 2/06/2020 in the principal amount of \$4,179,000.00. Prior Note refers to: The Promissory Note dated 6/21/17 in the principal amount of \$2,174,000.00; the Promissory Note dated 7/10/18 in the principal amount of \$2,844,000.00; the Change in Terms Agreement dated 11/15/18 in the principal amount of \$2,844,000.00; the Change in Terms Agreement dated 05/01/19 in the principal amount of \$3,779,000.00, and all other Documents and Agreements executed in conjunction therewith.

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 6, 2020.

GRANTOR:

SCIANNA RENOVATIONS, INC., AN ILLINOIS CORPORATION

By: Benny Scianna
 Benny Scianna, President of Scianna Renovations, Inc., an
 Illinois Corporation

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 106001699

Page 3

LENDER:

PAN AMERICAN BANK & TRUST

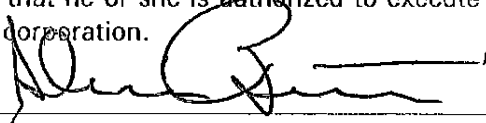
X 
Authorized Signer

CORPORATE ACKNOWLEDGMENT

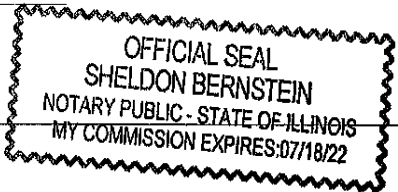
STATE OF Illinois)

COUNTY OF Cook) SS)

On this 6th day of February, 2020 before me, the undersigned Notary Public, personally appeared **Benny Scianna, President of Scianna Renovations, Inc., an Illinois 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  Residing at 1445 W. North Ave
Melrose Park, IL 60160
Notary Public in and for the State of Illinois

My commission expires 7/18/22



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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 106001699

Page 4

LENDER ACKNOWLEDGMENT

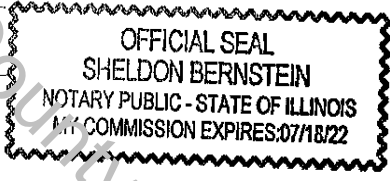
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 6th day of February, 2020 before me, the undersigned Notary Public, personally appeared Frank Calabrese and known to me to be the Vice President, authorized agent for PAN AMERICAN BANK & TRUST that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PAN AMERICAN BANK & TRUST, duly authorized by PAN AMERICAN 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 PAN AMERICAN BANK & TRUST.

By [Signature] Residing at 1740 W. North Ave
Melrose Park, IL 60168

Notary Public in and for the State of Illinois

My commission expires 7/18/22



Cook County Notary's Office