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Edward M. Moody
Cook County Recorder of Deeds
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non agency
THIS INSTRUMENT WAS PREPARED BY:

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WHEN RECORDED MAIL TO:

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MODIFICATION OF COMMERCIAL REAL ESTATE MORTGAGE

This Modification ("Modification") is made effective this 26th day of March, 2020, between GRNE SOLUTIONS, LLC, a Nebraska limited liability company, whose mailing address is 17211 S. 38th Street, Roca, NE 68430 ("Mortgagor"), and UNION BANK AND TRUST COMPANY, a Nebraska state banking corporation, and its successors and/or assigns, as their interests may appear, whose mailing address is 3643 South 48th Street, PO Box 82535, Lincoln, NE 68501-2535 ("Lender").

WHEREAS, Mortgagor did execute and deliver to Lender that certain Commercial Real Estate Mortgage dated November 22, 2017 ("Mortgage") which Mortgage was recorded November 28, 2017 as Document No. 1733249273, in the Recorder of Deeds Office of Cook County, Illinois encumbering the real estate described on Exhibit "A" attached hereto and by this reference information herein.

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WHEREAS, Mortgagor and Lender hereby agree to modify the Mortgage as follows:

1. The "Maximum Principal Indebtedness" is hereby increased from \$341,250.00 to \$5,123,250.00.

2. The following indebtedness is specifically secured by this Mortgage:

(a) That certain Promissory Note dated November 22, 2017 in the original principal amount of \$341,250.00 executed and delivered by Mortgagor to Lender, together with all renewals, extensions, modifications, consolidations and substitutions thereof; together with interest accruing thereon at the non-default rate of 5.150% per annum and the default rate of 16.00% per annum. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$2,294.07 each and one irregular last payment, with payments commencing on December 22, 2017 and all subsequent payments due on the same day of each month thereafter. The final payment will be due on November 22, 2022 and will be for all principal and all accrued interest not yet paid. Payments include principal and interest.

(b) That certain Promissory Note dated March 26, 2020, in the original principal amount of \$2,100,000.00 executed and delivered by GRNE Solarfield 02 LLC, an Illinois limited liability company, to Lender, together with all renewals, extensions, modifications, consolidations and substitutions thereof; together with interest accruing thereon at the non-default rate of 5.15% per annum and the default rate of 16.00% per annum. Payments on the Note are to be made in accordance with the following payment schedule: in twelve (12) monthly payments of interest only and thereafter, quarterly payments of principal and interest, each in an amount calculated by Lender based upon a 72 month mortgage style amortization of the outstanding principal balance of the Promissory Note, such quarterly payments to commence on April 15, 2020 and on the 15th day of each quarter thereafter, together with such additional principal payments sufficient to reduce the unpaid principal balance to \$1,221,853.00 on or before March 15, 2022. The final payment will be due on April 15, 2026 and will be for all principal and all accrued interest not yet paid.

(c) That certain Promissory Note dated March 26, 2020, in the original principal amount of \$400,000.00 executed and delivered by GRNE Solarfield 02 LLC, an Illinois limited liability company, to Lender, together with all renewals, extensions, modifications, consolidations and substitutions thereof; together with interest accruing thereon at the non-default rate of 5.15% per annum and the default rate of 16.00% per annum. Payments on the Note are to be made in accordance with the following payment schedule: in twelve (12) monthly payments of interest only and thereafter, quarterly payments of principal and interest, each in an amount calculated by Lender based upon a 186 month mortgage style amortization of the outstanding principal balance of the Promissory Note, such quarterly payments to commence on April 15, 2020 and on the 15th day of each quarter thereafter. The final payment will be due on April 15, 2031 and will be for all principal and all accrued interest not yet paid.

3. Except as modified herein, the Mortgage shall remain in full force and effect, and is hereby reaffirmed by the Mortgagor and Lender.

IN WITNESS WHEREOF, Mortgagor and Lender have caused this Modification to be duly executed as of the date first above written.

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EXHIBIT "A"

Lot 1 in Block 8 in Johnson and Weber's Palatine Ridge in the East
½ of the Southwest ¼ of Section 14, Township 42, North, Range 10, East
of the Third Principal Meridian, in Cook County, Illinois

Address: 220-230 N. Hicks Place
Palatine, IL 60067

PIN: 02-14-319-001-0000

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