

# UNOFFICIAL COPY

Doc#. 2015646206 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/04/2020 10:34 AM Pg: 1 of 5

**RECORDATION REQUESTED BY:**

BUSEY BANK, AN ILLINOIS  
BANKING CORPORATION  
DOWNTOWN NAPERVILLE  
401 S. Main St.  
Naperville, IL 60540

**WHEN RECORDED MAIL TO:**

BUSEY BANK, AN ILLINOIS  
BANKING CORPORATION  
DOWNTOWN NAPERVILLE  
401 S. Main St.  
Naperville, IL 60540

**SEND TAX NOTICES TO:**

BUSEY BANK, AN ILLINOIS  
BANKING CORPORATION  
DOWNTOWN NAPERVILLE  
401 S. Main St.  
Naperville, IL 60540

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

## MODIFICATION OF MORTGAGE



\*1001024500010%#####%0740%03122020\*

THIS MODIFICATION OF MORTGAGE dated March 12, 2020, is made and executed between United Cerebral Palsy Seguin of Greater Chicago formerly known as Seguin Services Incorporated, an Illinois Not-For-Profit Corporation, whose address is 3100 South Central Avenue, Cicero, IL 60804 (referred to below as "Grantor") and BUSEY BANK, AN ILLINOIS BANKING CORPORATION, whose address is 401 S. Main St., Naperville, IL 60540 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 13, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded April 11, 2017 as Document No. 1710139174 in the Office of Cook County, Illinois .

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

Lot 2 IN SEGUIN SERVICES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, 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 5601 W. Ogden Avenue, Cicero, IL 60181. The Real Property tax identification number is 16-29-420-005-0000.

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

Loan No: 1001024500010

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

The Definition of Note is hereby redefined as: The word "Note" means and includes without limitation all of Borrower's promissory notes and/or credit agreements evidencing Borrower's loan obligations in favor of Lender, whether now existing or hereafter arising, including without limitation that certain promissory note dated March 12, 2020 in the original principal amount of \$6,500,000.00 executed by Borrower and payable to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory notes or credit agreements

The Maximum Lien amount is hereby increased from \$1,550,000.00 to \$6,500,000.00

The Definition of Lender is hereby amended in its entirety to: The word "Lender" means Busey Bank, successor or merger of First Community Financial Bank, its successors and assigns.

**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 endorser 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 MARCH 12, 2020.**

**GRANTOR:****UNITED CEREBRAL PALSY SEGUIN OF GREATER CHICAGO**By: 

John Voit, President/CEO of United Cerebral Palsy Seguin of Greater Chicago

By: \_\_\_\_\_

Thomas L. Foley, Executive Vice President of United Cerebral Palsy Seguin of Greater Chicago

**LENDER:****BUSEY BANK, AN ILLINOIS BANKING CORPORATION**X 

Authorized Signer

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

Loan No: 1001024500010

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GRANTOR:

UNITED CEREBRAL PALSY SEGUIN OF GREATER CHICAGO

By:

John Voit, President/CEO of United Cerebral Palsy Seguin of Greater Chicago

By:

Thomas L. Foley, Executive Vice President of United Cerebral Palsy Seguin of Greater Chicago

LENDER:

BUSEY BANK, AN ILLINOIS BANKING CORPORATION

X

  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 1001024500010

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### CORPORATE ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 7<sup>th</sup> day of May, 2020 before me, the undersigned Notary Public, personally appeared John Voit, President/CEO of United Cerebral Palsy Seguin of Greater Chicago and Thomas L. Foley, Executive Vice President of United Cerebral Palsy Seguin of Greater Chicago, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Mei Hong Zhang Residing at 3100 S. Central Ave.

Notary Public in and for the State of Illinois

My commission expires 5/29/2021



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 1001024500010

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Madison

)  
) SS  
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On this 10 day of May, 2020 before me, the undersigned Notary Public, personally appeared Steve Waechter and known to me to be the Senior Vice President, authorized agent for **BUSEY BANK, AN ILLINOIS BANKING CORPORATION** that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of **BUSEY BANK, AN ILLINOIS BANKING CORPORATION**, duly authorized by **BUSEY BANK, AN ILLINOIS BANKING CORPORATION** 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 **BUSEY BANK, AN ILLINOIS BANKING CORPORATION**.

By Diane E. Kirschling Residing at Oak Forest Ill

Notary Public in and for the State of Illinois

My commission expires October 06, 2020

County Clerk's Office