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Doc# 2022608070 Fee \$93.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/13/2020 08:41 AM PG: 1 OF 5

RECORDATION REQUESTED BY:

FIRST MIDWEST BANK
RIVER GROVE
8750 WEST BRYN MAWR
AVENUE
SUITE 1300
CHICAGO, IL 60631-3655

WHEN RECORDED MAIL TO:

First Midwest Bank
Gurnee Branch
P.O. Box 9003
Gurnee, IL 60031-2502

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

FIRST MIDWEST BANK
300 NORTH HUNT CLUB ROAD
GURNEE, IL 60031

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 17, 2020, is made and executed between H&R MONUMENTAL LLC, whose address is 500 BENNETT ROAD, ELK GROVE VILLAGE, IL 600071122 (referred to below as "Grantor") and FIRST MIDWEST BANK, whose address is 8750 WEST BRYN MAWR AVENUE, SUITE 1300, CHICAGO, IL 60631-3655 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 26, 2017 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded August 17, 2017 as Document Number 1722857188, in Cook County amended by a Modification of Mortgage Recorded November 15, 2017 and dated October 17, 2017 as Document Number 1731949042 in Cook County.

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

LOT 17 IN HIGGINS' ROAD COMMERCIAL SUBDIVISION UNIT NO 14, A RESUBDIVISION OF PART OF LOT 1 IN SCHARRINGHAUSSEN'S SUBDIVISION OF THE NORTH 50 ACRES OF THE SOUTH ¼ OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, AND PART OF THE NORTH ¼ OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 500 BENNETT ROAD, ELK GROVE VILLAGE, IL 60007. The Real Property tax identification number is 08-21-202-024-0000.

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

To delete the paragraph titled "Note" in its entirety and insert in lieu thereof the following: "Note. The promissory notes or credit agreements dated July 26, 2017, November 30, 2018, August 6, 2019, and July 17, 2020 in the original principal amounts of \$48,750.00, \$250,000.00, \$191,250.00, and

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MODIFICATION OF MORTGAGE (Continued)

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\$100,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of and substitutions for the promissory note or agreement. NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE".

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 JULY 17, 2020.

GRANTOR:

H&R MONUMENTAL LLC

By: 

ESTEPANA ROA, Member of H&R MONUMENTAL LLC

By: 

JUAN S. HUARACHA, Member of H&R MONUMENTAL LLC

LENDER:

FIRST MIDWEST BANK

x 

Authorized Signer

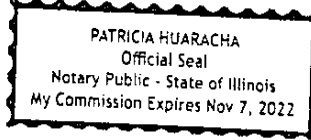
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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF COOK) SS
)



On this 20th day of July, 2020 before me, the undersigned Notary Public, personally appeared JUAN S. HUARACHA, Member of H&R MONUMENTAL 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 Patricia Huaracha Residing at IL

Notary Public in and for the State of IL

My commission expires 11-7-22

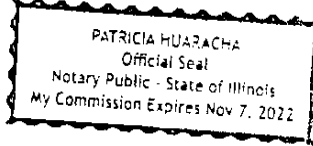
CLERK OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
 COUNTY OF COOK) SS



On this 20th day of July, 2020 before me, the undersigned Notary Public, personally appeared Members of HFR and known to me to be the authorized agent for FIRST MIDWEST BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of FIRST MIDWEST BANK, duly authorized by FIRST MIDWEST BANK 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 FIRST MIDWEST BANK.

By Patricia Huaracha Residing at IL

Notary Public in and for the State of IL

My commission expires 11-7-22

OFFICE OF COOK COUNTY CLERK'S OFFICE