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Doc# 2028241018 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/08/2020 02:30 PM PG: 1 OF 5

(Space Above This Line For Recording Data)

LOAN NUMBER: 9990061542

## MODIFICATION AGREEMENT - MORTGAGE

**THIS MODIFICATION AGREEMENT** ("Agreement") is effective as of July 17, 2020, between Grace Evangelical Lutheran Church of Northbrook, an Illinois Corporation, whose address is 2245 Walters Avenue, Northbrook, Illinois 60062-4596 ("Mortgagor") and Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation whose address is 10733 Sunset Office Drive, Suite 300, Saint Louis, Missouri 63127-1020 ("Lender").

Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation and Mortgagor entered into a Mortgage dated July 17, 2014 and recorded August 8, 2014, as Document No. 1422004024, records of County of Cook, State of Illinois ("Mortgage"). The Mortgage covers the following described real property:

Address: 2245 Walters Avenue, Northbrook, Illinois 60062-4596

Legal Description: See Attached Exhibit "A"

Parcel ID/Sidwell Number: 04-09-411-099-0000

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

- This Note is hereby modified to combine the two Notes into one Note for the purpose of extending and modifying the Note to provide for repayment of the combined principal balance of \$651,661.09 over an extended length of time at variable rates of interest, which is acknowledged by Grantor Mortgagor as of the date of this Agreement.

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

S Y  
P 5  
S N  
M M  
SC Y  
E N  
INT A.V.  
D 7-28-20

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If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement 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.

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

**ORAL AGREEMENTS DISCLAIMER.** Pursuant to Section 432.047 of the Missouri Statutes, as amended from time to time, oral or unexecuted agreements or commitments to loan money, extend credit or to forbear from enforcing repayment of a debt including promises to extend or renew such debt are not enforceable, regardless of the legal theory upon which it is based that is in any way related to the credit agreement. To protect you (borrower(s)) and us (creditor) from misunderstanding or disappointment, any agreements we reach covering such matters are contained in this writing, which is the complete and exclusive statement of the agreement between us, except as we may later agree in writing to modify it.

By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

Grace Evangelical Lutheran Church of Northbrook

By: Thomas Bolling Date: 7/17/2020  
Its: Chairman

By: Steven E. Stock Date: 7/17/20  
Its: Treasurer

By: Vacant \_\_\_\_\_ Date \_\_\_\_\_  
Its: Secretary

## BUSINESS ACKNOWLEDGMENT

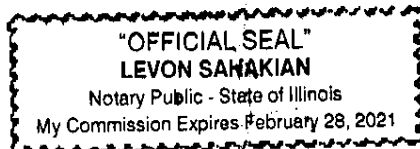
STATE OF ILLINOIS )  
COUNTY OF COOK )

This instrument was acknowledged on the JULY 17, 2020, by Thomas Bolling, Chairman on behalf of Grace Evangelical Lutheran Church of Northbrook, an Illinois Corporation, who personally appeared before me. In witness whereof, I hereunto set my hand and official seal.

My commission expires: 2-28-21

[Signature]  
Notary Public  
Identification Number

(Official Seal)



**UNOFFICIAL COPY****BUSINESS ACKNOWLEDGMENT**

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK )

This instrument was acknowledged on the JULY 17, 2020, by Steven E. Stock, Treasurer on behalf of Grace Evangelical Lutheran Church of Northbrook, an Illinois Corporation, who personally appeared before me. In witness whereof, I hereunto set my hand and official seal.

My commission expires: 2-28-21




Notary Public  
 Identification Number

**BUSINESS ACKNOWLEDGMENT**

STATE OF ILLINOIS )  
 )  
 COUNTY OF )

This instrument was acknowledged on the \_\_\_\_\_, by Vacant \_\_\_\_\_, Secretary on behalf of Grace Evangelical Lutheran Church of Northbrook, an Illinois Corporation, who personally appeared before me. In witness whereof, I hereunto set my hand and official seal.

My commission expires:

Notary Public  
 Identification Number

(Official Seal)

**LENDER:** Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation

By: Pam Ueltzen

Date

Its: Loan Specialist Lead

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## BUSINESS ACKNOWLEDGMENT

STATE OF MISSOURI )  
 )  
 COUNTY OF ST. LOUIS )

On this the 25<sup>th</sup> day of July, 2020, before me, Keri Angell, a Notary Public, personally appeared Pam Ueltzen, Loan Specialist Lead on behalf of Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation, a(n) Missouri nonprofit corporation, to me personally known or who having proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within this instrument and who acknowledged that he/she holds the position set forth and that he/she being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Lender by himself/herself as Loan Specialist Lead of Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation, and that the foregoing instrument is the voluntary act and deed of the Lender.

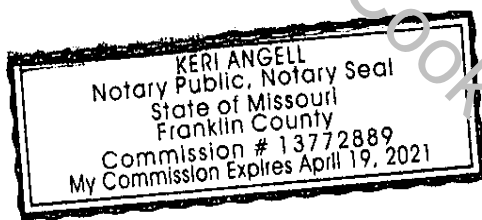
In witness whereof, I hereunto set my hand and official seal.

My commission expires.

April 19, 2021

Keri Angell  
Keri Angell  
 Notary Public

(Official Seal)



THIS INSTRUMENT PREPARED BY:  
 Lutheran Church Extension Fund - Missouri Synod  
 10733 Sunset Office Drive  
 Suite 300  
 Saint Louis, MO 63127-1020

AFTER RECORDING RETURN TO:  
 Lutheran Church Extension Fund - Missouri Synod  
 Cynthia Y. Revelle, Loan Specialist Lead  
 10733 Sunset Office Drive  
 Suite 300  
 Saint Louis, MO 63127-1020

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## EXHIBIT "A"

That part of the North half of the South half of the Southeast quarter of Section 9, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at a point in the North line of the South half of the Southeast quarter, 660 feet East of the Northwest corner of the South half of the Southeast quarter; thence South on a line 660 feet East of and parallel with the West line of said Southeast quarter, 659.75 feet, more or less, to the South line of the North half of the South half of said Southeast quarter; thence East along said South line 264 feet; thence North on a line parallel with the West line of said Southeast quarter to the North line of the South half of said Southeast quarter, thence West along said North line 264 feet to the place of beginning (excepting therefrom the South 479.75 feet of the North 509.75 feet of the West 60 feet, and also excepting the South 210 feet), in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

2245 Walters Avenue  
Northbrook, IL 60062