

Illinois Anti-Predatory Lending Database Program

Certificate of Exemption



Report Mortgage Fraud
844-768-1713



2028908115

Doc# 2028908115 Fee \$64.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2020 03:17 PM PG: 1 OF 5

The property identified as: PIN: 16-28-409-005-0000

Address:

Street: 4845 W. OGDEN AVE.

Street line 2:

City: CICERO

State: IL

ZIP Code: 60804

Lender: MILLENNIUM BANK

Borrower: SOUTH SIDE EQUIPMENT, INC., AN ILLINOIS CORPORATION

Loan / Mortgage Amount: \$405,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: A061DCDA-5990-4C44-B94A-2EED6F060A47

Execution date: 9/23/2020

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RECORDATION REQUESTED BY:

MILLENNIUM BANK
2077 Miner St.
Des Plaines, IL 60016

WHEN RECORDED MAIL TO:

MILLENNIUM BANK
2077 Miner St.
Des Plaines, IL 60016

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Maria Guzman, Loan Administration Specialist
MILLENNIUM BANK
2077 Miner St.
Des Plaines, IL 60016

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 17, 2020, is made and executed between South Side Equipment, Inc., an Illinois Corporation, whose address is 4845 W. Ogden Circle, Cicero, IL 60016 (referred to below as "Grantor") and MILLENNIUM BANK, whose address is 2077 Miner St., Des Plaines, IL 60016 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 17, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

1st Mortgage and Assignment of Rents on a Real Property Commonly known as 4845 W. Ogden Ave., Cicero, IL 60804 to Millennium Bank dated March 17, 2017 and Recorded on March 27, 2017 at the Cook County Recorder of Deeds as document numbers 1708649194 & 1708649195 respectively.

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

THAT PART OF LOTS 2, 3 AND 4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 4; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF LOT 4 TO THE SOUTHWESTERLY CORNER OF LOT 4; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF LOT 4 A DISTANCE OF 12 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 4 A DISTANCE OF 12.41 FEET; THENCE NORTH 123.99 FEET MORE OR LESS TO A POINT IN THE SOUTHERLY LINE OF OGDEN AVENUE, SAID POINT BEING 62 FEET NORTHEASTERLY OF THE NORTHEASTERLY CORNER OF LOT 4; THENCE SOUTHERLY ALONG THE SOUTHERLY LINE OF OGDEN AVENUE 62 FEET TO THE POINT OF BEGINNING; IN WALTER D. CREIGHTON'S SUBDIVISION OF THAT PART OF BLOCK 2 LYING SOUTH OF OGDEN AVENUE, IN HAWTHORNE A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

LOTS 5, 6, 7 AND 8 IN CREIGHTON'S RESUBDIVISION OF THAT PART OF BLOCK 2 LYING SOUTH OF OGDEN AVENUE IN HAWTHORNE A SUBDIVISION OF THAT SOUTHEAST 1/4 OF SECTION 28 AND THE

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
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NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, 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 4845 W. Ogden Ave., Cicero, IL 60804. The Real Property tax identification number is 16-28-409-005-0000, 16-28-409-006-0000, 16-28-409-007-0000, 16-28-409-008-0000, 16-28-409-009-0000, 16-28-409-010-0000, 16-28-409-011-0000.

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

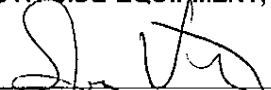
Effective with this Modification of Mortgage, the word "Note" means the promissory note dated Month March 17, 2017 in the original principal amount of \$405,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement."

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 SEPTEMBER 17, 2020.

GRANTOR:

SOUTH SIDE EQUIPMENT, INC., AN ILLINOIS CORPORATION

By: 
Sandra Velez, President of South Side Equipment, Inc., an Illinois Corporation

LENDER:

MILLENNIUM BANK

X 
Authorized Officer

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MODIFICATION OF MORTGAGE (Continued)

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CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 23rd day of September, 2020 before me, the undersigned Notary Public, personally appeared Sandra Velez, President of South Side Equipment, 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 [Signature] Residing at Alu Page County

Notary Public in and for the State of Illinois

My commission expires March 15, 2023



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 County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 23rd day of September 2020 before me, the undersigned Notary Public, personally appeared Sarah Muck and known to me to be the Same, authorized agent for **MILLENNIUM BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **MILLENNIUM BANK**, duly authorized by **MILLENNIUM 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 **MILLENNIUM BANK**.

By [Signature] Residing at Blue Page County
 Notary Public in and for the State of Illinois

My commission expires March 15, 2027

