

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Heartland Bank and Trust
Company
BR# 525-Western
Springs-WSW
4456 Wolf Rd
Western Springs, IL 60558

Doc#. 2029510146 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/21/2020 04:23 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:

Heartland Bank and Trust
Company
Attn: Commercial Loan
Support
P.O. Box 67
Bloomington, IL 61702-0067

16021784CS

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Michael Zimmerman
Heartland Bank and Trust Company
4456 Wolf Rd
Western Springs, IL 60558

Chicago Title Insurance Co.
1795 West State Street
Geneva, Illinois 60134

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 19, 2020, is made and executed between 3426 N Janssen, LLC, an Illinois Limited Liability Company (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 4456 Wolf Rd, Western Springs, IL 60558 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 19, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 25, 2016 as Document Number 1629922049.

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

LOT 35 IN BLOCK 7 IN LANE PARK ADDITION TO LAKE VIEW, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/2 AND THE NORTH 1/4 OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 3426 N Janssen Ave, Chicago, IL 60657. The Real Property tax identification number is 14-20-310-024-0000.

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

This Mortgage secures a renewal promissory note in the principal amount of \$987,000.00 dated August 19, 2020 that bears interest at the rate described in the note with a maturity date of August 19, 2025 together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 6590105747

Page 2

The word "Grantor" means 3426 N Janssen, LLC.

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.

COUNTERPARTS. This document may be executed in counterparts, each of which shall be deemed an original, which together shall constitute one and the same instrument.

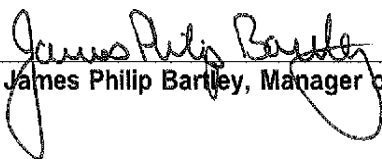
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 19, 2020.

GRANTOR:

3426 N JANSSEN, LLC

4CORNERS, LLC, Manager of 3426 N Janssen, LLC

By: _____
Daniel R Harris, Manager of 4Corners, LLC

By:  _____
James Philip Bartley, Manager of 4Corners, LLC

By: _____
James R Roberts, Manager of 4Corners, LLC

LENDER:

HEARTLAND BANK AND TRUST COMPANY

X _____
Justin R. Kennedy, Vice President

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590105747

Page 2

The word "Grantor" means 3426 N Janssen, LLC.

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.

COUNTERPARTS. This document may be executed in counterparts, each of which shall be deemed an original, which together shall constitute one and the same instrument.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 19, 2020.

GRANTOR:

3426 N JANSSEN, LLC

4CORNERS, LLC, Manager of 3426 N Janssen, LLC

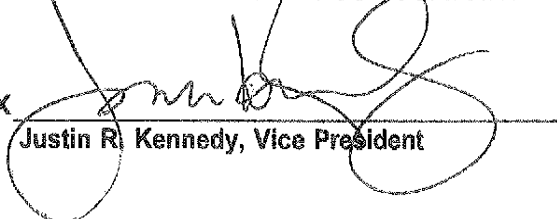
By: _____
Daniel R Harris, Manager of 4Corners, LLC

By: _____
James Philip Bartley, Manager of 4Corners, LLC

By:  _____
James R Roberts, Manager of 4Corners, LLC

LENDER:

HEARTLAND BANK AND TRUST COMPANY

x  _____
Justin R. Kennedy, Vice President

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590105747

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 26 day of Sept 2023 before me, the undersigned Notary Public, personally appeared **Daniel R Harris, Manager of 4Corners, LLC, Manager of 3426 N Janssen, LLC; James Philip Bartley, Manager of 4Corners, LLC, Manager of 3426 N Janssen, LLC; and James R Roberts, Manager of 4Corners, LLC, Manager of 3426 N Janssen, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at _____

Notary Public in and for the State of Illinois

My commission expires 8/3/24



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 6590105747

Page 4

LENDER ACKNOWLEDGMENT

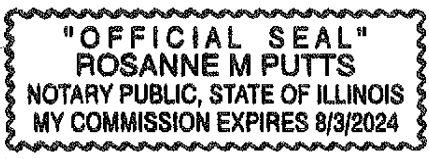
STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 9th day of Sept 2020 before me, the undersigned Notary Public, personally appeared **Justin R. Kennedy** and known to me to be the **Vice President**, authorized agent for **Heartland Bank and Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Heartland Bank and Trust Company**, duly authorized by **Heartland Bank and Trust Company** 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 **Heartland Bank and Trust Company**.

By [Signature] Residing at _____

Notary Public in and for the State of Illinois

My commission expires 8/3/24



Cook County Clerk's Office