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Doc#: 2030716134 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/02/2020 10:46 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Northbrook Bank & Trust
Company, N.A.
1100 Waukegan Road
Northbrook, IL 60062

WHEN RECORDED MAIL TO:

Northbrook Bank & Trust
Company, N.A.
9801 W Higgins, Suite 400
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Operations, Loan Documentation Administrator
Northbrook Bank & Trust Company, N.A.
1100 Waukegan Road
Northbrook, IL 60062

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 11, 2020, is made and executed between Auto Tecx Real Estate Inc., an Illinois Corporation, whose address is 1775 W. Touhy Ave., Chicago, IL 60626 (referred to below as "Grantor") and Northbrook Bank & Trust Company, N.A., whose address is 1100 Waukegan Road, Northbrook, IL 60062 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 11, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded with Cook County Recorder of Deeds on July 15, 2015 as Document No. 1519610020.

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

LOT 12 IN BLOCK 10 IN ROGERS PARK IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7111 N. Clark St., Chicago, IL 60626. The Real Property tax identification number is 11-31-202-007-0000.

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

1) The definition of the word **Lender** is hereby modified in its entirety to read as follows:

Lender means Northbrook Bank & Trust Company, as assignee from American Enterprise Bank, pursuant to the Asset Purchase Agreement between Northbrook Bank & Trust Company and American Enterprise Bank, dated July 31, 2018, its successors and assigns.

2) The definition of **Note** is hereby restated in its entirety to mean the following:

Note. The word "Note" means a Promissory Note dated June 11, 2020, as amended from time

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(Continued)**

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to time, in the original principal amount of \$272,782.92 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement.

- 3) The "**Maximum Lien**" section is hereby restated in its entirety to mean the following:

Maximum Lien. At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$545,565.84.

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 JUNE 11, 2020.

GRANTOR:

AUTO TECX REAL ESTATE INC.

By: _____

Shiraz Kamal, President of Auto Tecx Real Estate Inc.,

LENDER:

NORTHBROOK BANK & TRUST COMPANY, N.A.

X _____

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 19th day of AUGUST, 2020 before me, the undersigned Notary Public, personally appeared JAMES SPANOLA and known to me to be the VICE PRESIDENT, authorized agent for Northbrook Bank & Trust Company, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Northbrook Bank & Trust Company, N.A., duly authorized by Northbrook Bank & Trust Company, N.A. 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 Northbrook Bank & Trust Company, N.A.

By Katherine Villanueva Residing at CHICAGO, IL

Notary Public in and for the State of ILLINOIS

My commission expires 07/02/2022



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MODIFICATION OF MORTGAGE (Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this 14th day of AUGUST, 2020, before me, the undersigned Notary Public, personally appeared **Shiraz Kamal, President of Auto Tecx Real Estate Inc.**, 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 *Katherine Villanueva* Residing at CHICAGO, IL

Notary Public in and for the State of ILLINOIS

My commission expires 07/02/2022



County Clerk's Office