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RECORDATION REQUESTED BY:  
Providence Bank & Trust  
630 East 162nd Street  
P.O. Box 706  
South Holland, IL 60473

Doc# 2030941104 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/04/2020 04:19 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:  
Providence Bank & Trust  
630 East 162nd Street  
P.O. Box 706  
South Holland, IL 60473

Property of COOK COUNTY Clerk's Office

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
SANDRA DEAN, COMMERCIAL SERVICES ASSOCIATE  
Providence Bank & Trust  
630 East 162nd Street  
South Holland, IL 60473

### MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 5, 2020, is made and executed between TRAGOS PROPERTIES LLC, whose address is 17801 S LAGRANGE RD, TINLEY PARK, IL 60487-7298 (referred to below as "Grantor") and Providence Bank & Trust, whose address is 630 East 162nd Street, P.O. Box 706, South Holland, IL 60473 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 21, 2017 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded January 18, 2018 as Document No. 18018460083.

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

THE NORTH 330.00 FEET OF THE SOUTH 668.00 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING:  
BEGINNING AT THE SOUTHWEST CORNER OF THE OWNERS' PROPERTY, WHICH POINT OF BEGINNING IS ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREE, 32 MINUTES, 00 SECOND WEST, A DISTANCE OF 338.01 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 01 DEGREE, 32 MINUTES, 00 SECOND WEST, A DISTANCE OF 330.01 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE NORTHWEST CORNER OF THE OWNERS' PROPERTY; THENCE NORTH 88 DEGREES, 48 MINUTES, 42 SECONDS EAST, A DISTANCE OF 90.00 FEET ALONG THE NORTH LINE OF THE OWNERS' PROPERTY TO A POINT, WHICH IS 90.00 FEET EASTERLY MEASURED AT RIGHT ANGLES, FROM THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 01 DEGREE, 32 MINUTES, 00 SECOND EAST, A DISTANCE OF 14.83 FEET ALONG A LINE, THAT IS 90.00 FEET EASTERLY AND PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHWESTERLY, A DISTANCE OF 315.69 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 2954.79 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 01 DEGREE, 31 MINUTES, 38 SECONDS WEST AND A LENGTH OF 315.54 FEET, TO A POINT ON THE

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SOUTH LINE OF THE OWNERS' PROPERTY; THENCE SOUTH 88 DEGREES, 48 MINUTES, 42 SECONDS WEST, A DISTANCE OF 73.15 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 17801 SOUTH LAGRANGE ROAD, TINLEY PARK, IL 60487. The Real Property tax identification number is 27-34-100-004-0000.

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

**DEFINITIONS.**

**Note.** The word "Note" means the Promissory Note dated September 2, 2020, in the original principal amount of ~~9,868.37~~ **8,688.37** 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. The interest rate on the Note is 4.250% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$6,216.69 each and one irregular last payment estimated at \$829,219.23. Grantor's first payment is due October 2, 2020 and all subsequent payments are due on the same day of each month after that. Grantor's final payment will be on September 2, 2025, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest. The maturity date of the Note is September 2, 2025.

**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 5, 2020.**

**GRANTOR:**

TRAGOS PROPERTIES LLC

By:  \_\_\_\_\_  
GEORGE J. TRAGOS, Manager of TRAGOS PROPERTIES LLC

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## MODIFICATION OF MORTGAGE (Continued)

LENDER:

PROVIDENCE BANK & TRUST

X *David H. ...*  
Authorized Signer

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL )

) SS

COUNTY OF Cook )

On this 2 day of Sept, 2020 before me, the undersigned Notary Public, personally appeared **GEORGE J. TRAGOS**, Manager of **TRAGOS PROPERTIES 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 *Kevin ...*  
Notary Public in and for the State of IL

Residing at *... Heights IL*

My commission expires Nov 9 2020



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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

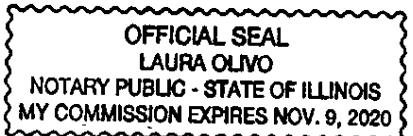
STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 1st day of Sept 2020 before me, the undersigned Notary Public, personally appeared Derrick Maw and known to me to be the \_\_\_\_\_, authorized agent for **Providence Bank & Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Providence Bank & Trust**, duly authorized by **Providence Bank & Trust** 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 **Providence Bank & Trust**.

By [Signature] Residing at [Signature]

Notary Public in and for the State of IL

My commission expires Nov 9, 2020



Cook County Clerk's Office