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Doc#: 2031203145 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/09/2020 12:25 PM 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
1100 Waukegan Road
Northbrook, IL 60062**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 4, 2020, is made and executed between 8324 Bridgeview, Inc. (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 September 4, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 8, 2015 in the office of the Cook County Recorder, as Document No. 1528142002 and Assignment of Rents dated September 4, 2015 and recorded on October 4, 2015 in the office of the Cook County Recorder, as Document No. 1528142003.

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

LOT 2 IN GRIDER'S SUBDIVISION OF THE EAST 100 FEET OF THE WEST 317 FEET OF THAT PART OF THE NORTH 1/2 OF LOT 156 LYING SOUTH OF THE POWER LINE COMPANY RIGHT OF WAY IN FREDERICK H. BARTLETT'S FIRST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO LOT 3 IN FICKETT'S SUBDIVISION OF PART OF LOT 155 AND THE NORTH 1/2 OF LOT 156 IN FREDERICK H. BARTLETT'S FIRST ADDITION TO FREDERICK'S H. BARTLETT'S 79TH STREET ACRES, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 8324 Nottingham Avenue, Bridgeview, IL 60455.

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MODIFICATION OF MORTGAGE (Continued)

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The Real Property tax identification number is 19-31-300-028-0000.

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

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

Note. The word "Note" means a Promissory Note dated September 4, 2020, as amended from time to time, in the original principal amount of \$294,194.96 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.

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

Lender. The word "Lender" means Northbrook Bank & Trust Company, N.A. ("Lender"), 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.

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 4, 2020.

GRANTOR:

8324 BRIDGEVIEW, INC.

By: *Mitch Jarosz*
Mitch Jarosz, President of 8324 Bridgeview, Inc.

By: *Beata Niziol-Jarosz*
Beata Niziol-Jarosz, Secretary of 8324 Bridgeview, Inc.

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MODIFICATION OF MORTGAGE (Continued)

LENDER:

NORTHBROOK BANK & TRUST COMPANY, N.A.

[Handwritten Signature]
Authorized Signer

CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 22 day of September, 2020 before me, the undersigned Notary Public, personally appeared **Mitch Jarosz, President of 8324 Bridgeview, Inc. and Beata Niziol-Jarosz, Secretary of 8324 Bridgeview, Inc.**, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By *[Handwritten Signature]*
Notary Public in and for the State of ILLINOIS
My commission expires 12-2-2021

Residing at 15505 LeTrang Rd
Orland Park, IL 60462



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 23rd day of September, 2020 before me, the undersigned Notary Public, personally appeared Nancy Mitota and known to me to be the SVP, 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 [Signature] Residing at ILLINOIS
 Notary Public in and for the State of COOK
 My commission expires 03-11-2022

Cook County Clerk's Office