

15  
**UNOFFICIAL COPY**

**RECORDATION REQUESTED BY:**

TOWN CENTER BANK  
1938 E Lincoln Hwy  
Suite 101  
New Lenox, IL 60451



Doc# 2031210045 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/09/2020 11:05 AM PG: 1 OF 4

**WHEN RECORDED MAIL TO:**

TOWN CENTER BANK  
1938 E Lincoln Hwy  
Suite 101  
New Lenox, IL 60451

**FOR RECORDER'S USE ONLY**

CTT

**This Modification of Mortgage prepared by:**

TOWN CENTER BANK  
1938 E Lincoln Hwy  
New Lenox, IL 60451

1801525 2LP

**MODIFICATION OF MORTGAGE**

**THIS MODIFICATION OF MORTGAGE** dated August 3, 2020, is made and executed between 4143 Drexel LLC, whose address is 7533 W 98th Place, Bridgeview, IL 60455 (referred to below as "Grantor") and TOWN CENTER BANK, whose address is 1938 E Lincoln Hwy, Suite 101, New Lenox, IL 60451 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 3, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded October 18, 2018 as Document No. 1829106147 with the Cook County Recorder of Deeds.

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

THE NORTH 5 FEET OF LOT 22 AND THE SOUTH 25 FEET OF LOT 23 IN TREGO'S SUBDIVISION OF BLOCK 21 IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5475 S Drexel Avenue, Chicago, IL 60615. The Real Property tax identification number is 20-11-327-010-0000.

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

The Construction Mortgage will be converted to a Mortgage effective August 3, 2020. The maturity date will be extended until the loan is paid in full. All other terms and conditions will remain the same.

**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

S Y  
P 4  
S X  
M —  
SC X  
E —  
IN AB

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

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 AUGUST 3, 2020.**

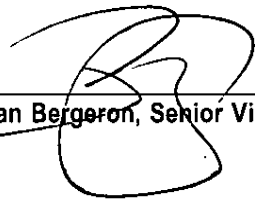
GRANTOR:

4143 DREXEL LLC

By:   
Edyta Jagas, Manager of 4143 Drexel LLC

LENDER:

TOWN CENTER BANK

X   
Ryan Bergeron, Senior Vice President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

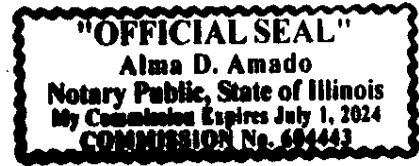
STATE OF Illinois )  
 ) SS  
 COUNTY OF Will )

On this 15<sup>th</sup> day of October, 2020 before me, the undersigned Notary Public, personally appeared **Edyta Jagas, Manager of 4143 Drexel 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 Al. H. Residing at Will County

Notary Public in and for the State of Illinois

My commission expires July 1, 2024



Will County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Will )

On this 15 day of October, 2020 before me, the undersigned Notary Public, personally appeared **Ryan Bergeron** and known to me to be the **Senior Vice President**, authorized agent for **TOWN CENTER BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **TOWN CENTER BANK**, duly authorized by **TOWN CENTER 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 **TOWN CENTER BANK**.

By AE Amado Residing at Will County

Notary Public in and for the State of Illinois

My commission expires July 1, 2024

