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Doc# 2031616146 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/11/2020 04:15 PM Pg: 1 of 4

RECORDATION REQUESTED BY:

Fifth Third Bank, National
Association
Attn: Post Closing Exceptions,
MD ROPS56
1850 East Paris Avenue SE
Grand Rapids, MI 49546

WHEN RECORDED MAIL TO:

Fifth Third Bank, National
Association
Attn: Post Closing Exceptions,
MD ROPS56
1850 East Paris Avenue SE
Grand Rapids, MI 49546

SEND TAX NOTICES TO:

Fifth Third Bank, National
Association
Attn: Escrow Processing,
MD1MOCB7
5050 Kingsley Drive
Cincinnati, OH 45227

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

D Rodriguez
Fifth Third Bank, National Association
222 South Riverside Plaza
Chicago, IL 60606

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 20, 2020, is made and executed between 6500 College, LLC, whose address is 6500 College Drive, Palos Heights, IL 60463 (referred to below as "Grantor") and Fifth Third Bank, National Association, whose address is 222 South Riverside Plaza, Chicago, IL 60606 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 23, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage (the "Initial Mortgage") dated as of August 23, 2016, recorded on September 2, 2016 as Document No. 162417042, and Assignment of Rents of even date therewith executed by Grantor for the benefit of Lender, recorded on September 2, 2016 as Document No. 1624617043.

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

The tract of land lying in the Northeast Quarter of the Northeast Quarter of Section 30, Township 37 North, Range 13, East of the Third Principal Meridian and North of the center line of the Illinois State Highway Route 83 beginning at a cross cut in the concrete pavement on the center line of Route 83, which is 630.9 feet Northwesterly from a brass plug at the intersection of said center line with the East line of

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(Continued)**

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Section 30, thence Northwesterly along said center line 21.7 feet to the point of curve; thence along the curved center line 822.4 feet to the West line of the Northeast Quarter of the Northeast Quarter of said Section 30; thence North along said West line 84.45 feet to the Southerly line of the Sanitary District of Chicago's right of way; thence Southeasterly along said right of way line 844.12 feet to the center of a creek; thence along straight line 198.78 feet to the point of beginning (except the highway) all in Township of Worth, County of Cook, and State of Illinois (except that part lying West of a line which is parallel to the West line of the Northeast Quarter of the Northeast Quarter of said Section 30 and intersects a point on the Southerly line of the above described parcel, said point being 300 feet Northwesterly of the Southeast corner aforesaid parcel as measured along the southerly line thereof), in Cook County, Illinois.

The Real Property or its address is commonly known as 6500 W. College Drive, Palos Heights, IL 60463.
The Real Property tax identification number is 24-30-201-032-0000.

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

The definition of "Note" set forth in the Mortgage is hereby amended and restated in its entirety as follows: The word "Note" means that certain Promissory Note dated July 20, 2020 in the current principal amount of \$1,357,262.18 executed by Borrower payable to the order of Lender, as amended, supplemented, modified or replaced from time to time

Successor in Interest. MB Financial Bank, N.A. successor in interest to American Chartered Bank, merged with and into Fifth Third Bank, National Association (formerly known as Fifth Third Bank) (hereafter, "Fifth Third") on May 3, 2019 with Fifth Third as the surviving bank. As a result of such merger, Fifth Third became the successor in interest to all rights and obligations of MB Financial Bank, N.A. as Lender for all purposes hereof

The paragraph titled "MAXIMUM LIEN" set forth in the Mortgage is amended as follows:

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 \$2,714,524.36.

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 JULY 20, 2020.

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MODIFICATION OF MORTGAGE (Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 20, 2020.

GRANTOR:

6500 COLLEGE, LLC

By: [Signature]
Scott A. Farrow, Member of 6500 College, LLC

LENDER:

FIFTH THIRD BANK, NATIONAL ASSOCIATION

x [Signature]
Authorized Signer

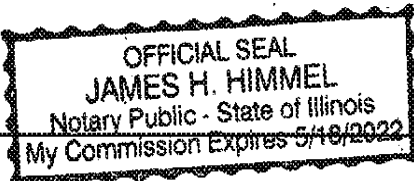
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

On this 3rd day of August, 2020 before me, the undersigned Notary Public, personally appeared Scott A. Farrow, Member of 6500 College, 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 [Signature] Residing at 1249 Barry Ln, Plossmoor, IL 60422
Notary Public in and for the State of Illinois
My commission expires 5/18/22



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Ohio)
) SS
 COUNTY OF Hamilton)

On this 11th day of April, 2020 before me, the undersigned Notary Public, personally appeared Leah Stanton and known to me to be the Officer, authorized agent for Fifth Third Bank, National Association that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Fifth Third Bank, National Association, duly authorized by Fifth Third Bank, National Association 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 Fifth Third Bank, National Association.

By Tammie Wells Residing at 5050 Kingsley Drive Cincinnati, OH 45227
 Notary Public in and for the State of Ohio

