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Doc#. 2032139304 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 11/16/2020 12:28 PM Pg: 1 of 4

Prepared By: Plunkett Cooney, P.C. 221 N. LaSalle Street, Suite 1550 Chicago, Illinois 60601

Mail To: L. Melvin Branch, Vice President Business Banking BMO Harris Bank 111 W. Monroe Street, 5E Chicago, L 50603

## MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES

THIS MODIFICATION OF MORTCAGE AND ASSIGNMENT OF RENTS AND LEASES dated as of August 31, 2020, is made and executed between JUST SHORT, INC., an Illinois corporation (the "Borrower"), which has its chief executive office located at 15701 Heatherglen Drive, Orland Park, IL 60462, in favor of BMO HARRIS BANK, N.A. f/k/a HARRIS N.A., its successors and/or assigns, having an address as set forth above (the "Mortgagee"), having an address of 111 W. Monroe Street, 5E, Chicago, IL 60603

WHEREAS, Mortgagor is the owner in fee simple of certain real property (the "Premises") located in the City of Orland Park, Cook County, Illinois, as more particularly described on Exhibit A attached hereto, as improved on the date hereof;

MORTGAGE. Mortgagor executed that certain Amended and Restated Mortgage, Security Agreement and Assignment of Leases, Rents and Profits (the "Mortgage") in favor of Mortgagee, which Mortgage was recorded with the Recorder of Deeds of Cook County, IL ("Recorder") on October 1, 2010 as Document No. 1027435087, and which amended, restated and replaced that certain Mortgage, Security Agreement and Assignment of Leases, Rents and Profits dated October 19, 2000, and recorded with the Recorder on December 21, 2009 as Document No. 0935544004 and that certain Junior Mortgage, Security Agreement and Assignment of Leases, Rents and Profits dated October 19, 2009, recorded with the Recorder on December 21, 2009 as Document No. 0935544005.

ASSIGNMENT OF RENTS AND LEASES. Mortgagor executed an Assignment of Rents in favor of Mortgagee, which Assignment was dated October 19, 2009 and recorded with the Recorder on December 21, 2009 as Document No. 0935544006.

**MODIFICATION OF MORTGAGE.** Mortgagor and Mortgagee hereby modify the Mortgage to extend the maturity date of the loan secured by the Mortgage to December 31, 2020

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage and Assignment shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Mortgagee to this Modification does not waive Mortgagees right to require strict performance of the Mortgage as changed above nor obligate Mortgagee 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 Mortgagee 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 Mortgagee in writing. Any

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### MODIFICATION OF MORTGAGE

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 Mortgagee 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.

MORTGAGOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND MORTGAGOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AS OF THE YEAR AND DATE SET FORTH ABOVE.

IN WITNESS W.IJ.PEOF, Mortgagor has hereunto set his hand as of the day and year first 0x Coo4 above written.

### **MORTGAGOR:**

JUST SHORT, INC., an Illinois corporation

Name: Justin Obriecht.

Tille: President

### CORPORATE ACKNOWLEGGEMENT

STATE OF ILLINOIS	)	0.
	) ss.	~/ <u>/</u>
COUNTY OF COOK	)	$\tau_{c}$
		0'
On this	tay of	, 2020, before me, the subscriber, a Notary Public
in and for said County a	and State, personally car	me Justin Obriecht, the President of JUSF SHORT, INC.
an Illinois corporation,	which executed the fore	going instrument, who acknowledged that he did sign said
instrument on behalf of individually, and the fre	or said company, mai	said instrument was signed as his free art and deed
murvidually, and the fie	e act and deed of said c	ompany.
IN TESTIMON	Y WHEREOF, I have h	nereunto subscribed my name and affixed my notarial seal
on the day and year first		•
, , ,		
		Notary Public
		My Commission Expires:
5		La Cadana Ona
Pt	e attached (	ocknowledgment.
~·	- 0	\ <i>\</i>

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CALIFORNIA ACKNOWLEDGMENT	CIVIL CODE § 1189
A notary public or other officer completing this certificate verificate.	es only the identity of the individual who signed the document
to which this certificate is attached, and not the truthfulness,	accuracy, or validity of that document.
State of California	
County of LOS Angeles	
On August 34 3030 before me, Cat	Here Insert Name and Title of the Officer
personally appeared Justin Opricht	
^	lame(s) of Signer(s)
authorized capacity(ies), and that by his/hisr/their signatupon behalf of which the person(s) acted e. ecuted the GABRI MENDOZA GONZALEZ Notary Public - California Los Angeles County Commission # 2192863 My Comm. Expires Apr 21, 2021	e instrument.  ! certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  Whire State hand and official seal.
Place Notary Seal and/or Stamp Above	Signature of Notary Public
	leter alteration of the documort or form to an unintended document
Description of Attached Document	han at Mantaga
Title or Type of Document: Modifico  Document Date: August 34 3636	Alumbar of Democrat
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)  Signer's Name:  □ Corporate Officer – Title(s):  □ Partner – □ Limited □ General  □ Individual □ Attorney in Fact  □ Trustee □ Guardian or Conservator  □ Other:	Signer's Name:   Corporate Officer – Title(s):   Partner –   Limited   General   Attorney in Fact   Trustee   Guardian or Conservator   Other:
Signer is Representing:	Signer is Representing:

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### MODIFICATION OF MORTGAGE

### **EXHIBIT A**

### **Legal Description**

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIPD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF PARK HILL DRIVE AS DEDICATED BY FACK HILL SUBDIVISION UNIT NO. 1-A AND A LINE 57.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 89°48'14" WEST, ALONG SAID LINE 57.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 324.00 FEET TO THE POINT OF BEGINNING; CONTINUING NORTH 89°48'14" WEST, ALONG THE LAST DESCRIBED LINE, 151.65 FEET; THENCE NORTH 0011'46" EAST 100.00 FEET; THENCE SOUTH 89°48'14" EAST, ALONG A LINE 157.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 14, A DISTANCE OF 152.00 FEET; THEN'CE SOUTH 00°23'56" WEST 100.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, JLLINOIS.

Common address:

k, III. 9130 W. 159th Street, Orland Park, Illinois 60462

PIN: 27-15-400-010-0000, 27-15-400-011-0000

8 dated December 21, 2009.