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Doc#: 2104101261 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2021 11:03 AM Pg: 1 of 9

PRECISION TITLE ACCOMMODATION

PTC 19-05371 MODIFICATION OF PROMISSORY NOTE & MORTGAGE

10/2
This modification of Promissory Note and Mortgage ("Agreement") is entered into as of the 10th day of February, 2020, by and between Park Ridge Community Bank ("Lender"), 2100 N. Central Park, Inc., an Illinois Corporation, Rita Zaslavsky, Leonid Zaslavsky and Eugene Zaslavsky (the "Original Borrower") and Rita Zaslavsky and Eugene Zaslavsky (individually and collectively, the "Borrower").

WHEREAS, Lender has loaned to Original Borrower the sum of One Million and 00/100ths Dollars (\$1,000,000.00), (the "Loan") as evidenced by a Promissory Note dated February 22, 2008, as amended from time to time (the "Note"), and secured in part by a mortgage and an assignment of rents both dated March 22, 2007 and recorded in the office of the Cook County Recorder, Illinois, as Document Numbers: 0710233064 and 0710233065, respectively (the "Collateral Documents"). The real estate related Collateral Documents cover the following described premises:

THE EAST 50 FEET OF THAT PART OF LOT 25 OF COUNTY CLERK'S DIVISION OF THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25, RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT 25, 107.29 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 25, 374.7 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 25, 107.29 FEET TO THE EAST LINE OF SAID LOT 25; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 25 TO THE POINT OF BEGINNING (EXCEPT THAT PART HERETOFORE DEDICATED AS PUBLIC HIGHWAY, SITUATED IN TOWNSHIP OF NEW TRIER), IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2117 Wilmette Avenue, Wilmette, IL 60091

PERMANENT TAX NUMBER: 05-33-300-008-0000

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MODIFICATION OF PROMISSORY NOTE & MORTGAGE

WHEREAS, a Quit Claim Deed dated December 16, 2009 was executed deeding the real estate securing the Loan to Borrower, and

WHEREAS, Original Borrower and Borrower have requested that 1) Lender consent to the above quit claim deed; 2) 2100 N. Central Park, Inc., an Illinois Corporation and Leonid Zaslavsky be released as borrowers and from all liabilities under the Note and Mortgage; and 3) the monthly principal and interest payment be changed to monthly interest only payments beginning with the January 22, 2020 payment through the September 22, 2020 payment, and

WHEREAS, Lender has agreed subject to and provided that Borrower affirm that the release of 2100 N. Central Park, Inc., an Illinois Corporation and Leonid Zaslavsky shall not in any manner affect the obligation of the Borrower who shall remain jointly and severally liable for each and every obligation contained in the Note, mortgage and any and all other documents related to the Loan, and

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to modify the Note and Collateral Documents as follows:

1. The Recitals set forth above are fully incorporated by reference herein.
2. The unpaid principal balance of the Note as of February 10, 2020 is Seven Hundred Fifty-Nine Thousand Six Hundred Four and 45/100ths Dollars (\$759,604.45).
3. The monthly payments are hereby changed from principal and interest payments of \$5,623.16 to interest only beginning with the January 22, 2020 payment through the September 22, 2020 payment.
4. Beginning with the October 22, 2020 payment, the monthly payments will revert back to principal and interest payments of \$5,623.16.
5. 2100 N. Central Park, Inc., an Illinois Corporation and Leonid Zaslavsky are released as borrowers and from all liabilities under the Note and Mortgage.
6. The Borrower affirms that the release of 2100 N. Central Park, Inc., an Illinois Corporation and Leonid Zaslavsky shall not in any manner affect the obligation of the Borrower who shall remain jointly and severally liable for each and every obligation contained in the Note, mortgage and any and all other documents related to the Loan.
7. Borrower also grants Lender a security interest in any deposit accounts that Remaining Borrower (or any of them) have now or in the future with Lender. If a

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MODIFICATION OF PROMISSORY NOTE & MORTGAGE

regular payment on the Note is not received within 10 days after the "Payment Due Date" shown on your periodic statement or as stated in the Note it is deemed delinquent and, Remaining Borrower acknowledges that Lender may withdraw funds from any of Remaining Borrower's deposit accounts to pay a delinquent regular payment. However, Lender has no obligation to use funds in Remaining Borrower's deposit accounts to pay a delinquent regular payment, and if Lender does not use funds in Remaining Borrower's deposit accounts to pay a delinquent regular payment, Lender can enforce any of the "Lender's Rights" set forth in the Note or Collateral Documents.

All other terms and conditions of the Note, the aforesaid Collateral Documents, and other documents executed pursuant to the Loan, are hereby incorporated by reference and in all respects, except as hereby modified, shall remain unchanged and continue in full force and effect.

Borrower represents and warrants that (a) there has been no default under the Note, Collateral Documents or any other Loan document, nor has there been an event, which if continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Borrower, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally, or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

Borrower, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note, the Collateral Documents, or any other Loan documents.

This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. In addition, this Agreement may contain more than one counterpart of the signature page and this Agreement may be executed by the affixing of the signatures of each of the parties to one of such counterpart signature pages. All of such counterpart signature pages shall be read as though one, and they shall have the same force and effect as though all of the signers had signed a single signature page.

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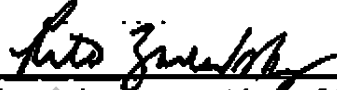
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MODIFICATION OF PROMISSORY NOTE & MORTGAGE

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 10th day of February, 2020.

ORIGINAL BORROWER:


2100 N. Central Park, Inc., an Illinois Corporation

By: 
Rita Zaslavsky, President of 2100 N. Central Park, Inc., and Illinois Corporation

By: _____
Leonid Zaslavsky, Vice President of 2100 N. Central Park, Inc., and Illinois Corporation

By: 
Eugene Zaslavsky, Secretary of 2100 N. Central Park, Inc., and Illinois Corporation

X 
Rita Zaslavsky, Individually

X 
Eugene Zaslavsky, Individually

X _____
Leonid Zaslavsky, Individually

BORROWER:

X 
Rita Zaslavsky, Individually

X 
Eugene Zaslavsky, Individually

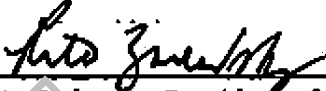
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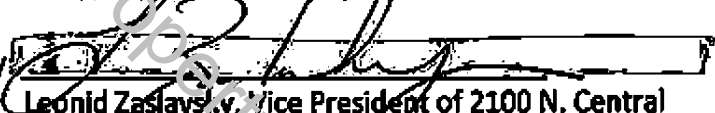
MODIFICATION OF PROMISSORY NOTE & MORTGAGE

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 10th day of February, 2020.


ORIGINAL BORROWER:

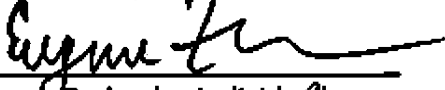
2100 N. Central Park, Inc., an Illinois Corporation


By: 
Rita Zaslavsky, President of 2100 N. Central Park, Inc., and Illinois Corporation

By: 
Leonid Zaslavsky, Vice President of 2100 N. Central Park, Inc., and Illinois Corporation

By: 
Eugene Zaslavsky, Secretary of 2100 N. Central Park, Inc., and Illinois Corporation

X 
Rita Zaslavsky, Individually

X 
Eugene Zaslavsky, Individually


Leonid Zaslavsky, Individually

BORROWER:

X 
Rita Zaslavsky, Individually

X 
Eugene Zaslavsky, Individually

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MODIFICATION OF PROMISSORY NOTE & MORTGAGE

GRANTOR:

X *Rita Zaslavsky*
Rita Zaslavsky, Individually

X *Eugene Zaslavsky*
Eugene Zaslavsky, Individually

PARK RIDGE COMMUNITY BANK

By: *Charles W. Maegdin*
Charles W. Maegdin, Senior Vice President

Attest: *Sam Carter*
Sam Carter, Vice President

INDIVIDUAL ACKNOWLEDGMENT

(STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Rita Zaslavsky, is personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that she sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 10th day of February 2020.

By: *Vincenza Squeo* Residing at Park Ridge

Notary Public in and for the State of Illinois

My commission expires 11/22/21



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MODIFICATION OF PROMISSORY NOTE & MORTGAGE

INDIVIDUAL ACKNOWLEDGMENT

(STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Eugene Zaslavsky, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 10th day of February 2020

By: Vincenza Squeo Residing at Brookridge

Notary Public in and for the State of Illinois

My commission expires 11/22/21



INDIVIDUAL ACKNOWLEDGMENT

(STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Leonid Zaslavsky, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 10th day of February 2020

By: Vincenza Squeo Residing at Brookridge

Notary Public in and for the State of Illinois

My commission expires 11/22/21



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MODIFICATION OF PROMISSORY NOTE & MORTGAGE

CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)

)SS

COUNTY OF COOK)

On this 10th day of February, 2020, before me, the undersigned Notary Public, personally appeared Rita Zaslavsky, President of 2100 N. Central Park, Inc., an Illinois Corporation, and Eugene Zaslavsky, Secretary of 2100 N. Central Park, Inc., and Illinois Corporation and known to me to be authorized agents of the corporation that executed the foregoing instrument and acknowledged the said instrument 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 he or she is authorized to execute said instrument and in fact executed it on behalf of the corporation.

By: Vincenza Squeo Residing at Park Ridge

Notary Public in and for the State of Illinois

My commission expires 11/22/21



CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)

)SS

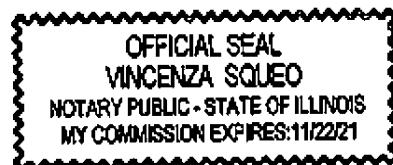
COUNTY OF COOK)

On this 10th day of February, 2020, before me, the undersigned Notary Public, personally appeared Leonid Zaslavsky, Vice President of 2100 N. Central Park, Inc., an Illinois Corporation, and known to me to be authorized agents of the corporation that executed the foregoing instrument and acknowledged the said instrument 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 he or she is authorized to execute said instrument and in fact executed it on behalf of the corporation.

By: Vincenza Squeo Residing at Park Ridge

Notary Public in and for the State of Illinois

My commission expires 11/22/21



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BANKING CORPORATION ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Charles W. Maegdlin, personally known to me to be the Senior Vice President of PARK RIDGE COMMUNITY BANK, an Illinois banking corporation, and Sam Carter, personally known to me to be the Vice President of said banking corporation, and personally known to me to be the same persons whose names are subscribed to foregoing instrument, appeared before me this day in person and severally acknowledged that as such officers, they signed and delivered that said instrument of said banking corporation and caused the corporate seal of said banking corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said banking corporation, as their free and voluntary act, and as the free and voluntary act and deed of said banking corporation, for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 10th day of February, 2020.

By: Vincenza Squeo Residing at Park Ridge

Notary Public in and for the State of Illinois

My commission expires 11/22/21



This document prepared by Katherine M. Spangler, Loan Specialist of Park Ridge Community Bank, 626 Talcott Road, P.O. Box 829, Park Ridge, IL 60068

MAIL TO: ~~PARK RIDGE COMMUNITY BANK, 626 TALCOTT ROAD, P.O. BOX 829, PARK RIDGE, ILLINOIS 60068~~

Mail to
Precision Title Company
2050 Algonquin Road, Suite 602
Schaumburg, IL 60173