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2107413047

Doc# 2107413047 Fee \$93.00

RECORDATION REQUESTED BY:

Signature Bank
Main Office
9450 W. Bryn Mawr Avenue
Suite 300
Rosemont, IL 60018

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/15/2021 10:00 AM PG: 1 OF 4

WHEN RECORDED MAIL TO:

Signature Bank
Main Office
9450 W. Bryn Mawr Avenue
Suite 300
Rosemont, IL 60018

SEND TAX NOTICES TO:

PWHZ, Inc.
1800 Greenleaf Ave.
Elk Grove Village, IL 60007

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Jill A. Jacob
Signature Bank
9450 W. Bryn Mawr Avenue
Rosemont, IL 60018

MODIFICATION OF MORTGAGE



#####%0740%01262021%#####

THIS MODIFICATION OF MORTGAGE dated January 26, 2021, is made and executed between PWHZ, Inc., An Illinois Corporation (referred to below as "Grantor") and Signature Bank, whose address is 9450 W. Bryn Mawr Avenue, Suite 300, Rosemont, IL 60018 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 10, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgaged dated April 10, 2014 and recorded April 23, 2014 in the Recorded of Deeds Office of Cook County, Illinois as Document No. 1411350142.

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

LOTS 45, 46 AND 47 IN PAULWAKEE BUSINESS CENTER UNIT NUMBER 2, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 450 Chaddick Drive, Wheeling, IL 60090. The Real Property tax identification number is 03-11-407-009; 03-11-407-010 and 03-11-407-011.

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

Handwritten signatures and initials on the right side of the page.

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MODIFICATION OF MORTGAGE (Continued)

THE TERMS OF THE NOTE WITHIN THE ORIGINAL MORTGAGE DATED APRIL 10, 2014 WILL BE MODIFIED AS FOLLOWS:

THE MATURITY DATE WILL BE CHANGED TO JANUARY 1, 2026

THE RATE ON THE NOTE WILL BE DECREASED TO 4.00%

THE DEFINITION OF "BORROWER" MEANS PWHZ, INC. AND ERA INDUSTRIES, INC. AND INCLUDES ALL CO-SIGNORS AND CO-MAKERS SIGNING THE NOTE AND ALL SUCCESSORS AND ASSIGNS.

ALL OTHER TERMS AND CONDITIONS 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 parties, makers and endorser 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.

ELECTRONIC SIGNATURES. The words "execution", "signed", "signature" and words of like import herein or in any other certificate, agreement or document related to this transaction shall be deemed to include electronic signatures or the keeping of records in electronic form, each of which shall be of the same legal effect, validity or enforceability as a manually executed signature or the use of a paper-based recordkeeping system, as the case may be, to the extent and as provided for in any applicable law, including without limitation the Federal Electronic Signatures in Global and National Commerce Act, or any other similar state laws based on the Uniform Electronic Transactions Act.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 26, 2021.

GRANTOR:

PWHZ, INC.



By: _____

Paul Podedworny, President of PWHZ, Inc.

LENDER:

SIGNATURE BANK

X  _____
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

CORPORATE ACKNOWLEDGMENT

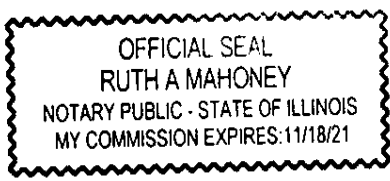
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 28th day of JANUARY, 2021 before me, the undersigned Notary Public, personally appeared Paul Podedworny, President of PWHZ, Inc., and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Ruth A Mahoney Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 11/18/2021



PROPERTY OF Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

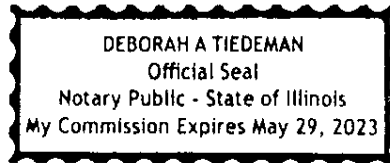
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 29TH day of JANUARY, 2021 before me, the undersigned Notary Public, personally appeared TIMOTHY S. HANSON and known to me to be the VICE PRESIDENT, authorized agent for **Signature Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Signature Bank**, duly authorized by **Signature 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 **Signature Bank**.

By Deborah A. Tiedeman Residing at Elmhurst, IL 60120

Notary Public in and for the State of Illinois

My commission expires 5/29/23



Cook County Clerk's Office