

# UNOFFICIAL COPY

Doc#: 2109512208 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/05/2021 11:35 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

**Merchants and Manufacturers  
Bank  
Commercial Banking Division  
One Mid America Plaza - Suite  
140  
Oakbrook Terrace, IL 60181**

**WHEN RECORDED MAIL TO:**

**Merchants and Manufacturers  
Bank  
Commercial Banking Division  
One Mid America Plaza - Suite  
140  
Oakbrook Terrace, IL 60181**

**SEND TAX NOTICES TO:**

**Merchants and Manufacturers  
Bank  
Commercial Banking Division  
One Mid America Plaza - Suite  
140  
Oakbrook Terrace, IL 60181**

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

**Merchants and Manufacturers Bank  
One Mid America Plaza - Suite 140  
Oakbrook Terrace, IL 60181**

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## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated March 19, 2021, is made and executed between 152 Walton LLC, a Delaware Limited Liability Company, whose address is 200 E. Evergreen Ave. Ste 130, Mt. Prospect, IL 60056 (referred to below as "Grantor") and Merchants and Manufacturers Bank, whose address is One Mid America Plaza - Suite 140, Oakbrook Terrace, IL 60181 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated January 23, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Mortgage recorded January 27, 2020 in the office of the Cook County Recorder as document #2002755163.**

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

The North 180.00 feet of the South 360.00 feet of the North 480.00 of lot "B" of Owner's Subdivision of Sundry Lots in Walbaums Addition to Barrington of part of the West 1/2 of the Northeast Quarter of Section 1, Township 42 North, Range 9, East of the Third Principal Meridian, according to Plat of said Owner's Subdivision filed in the Office of the Registrar of Titles of Cook County, Illinois, as document number T580312.

The Real Property or its address is commonly known as 152-162 Walton Street, Barrington, IL 60010. The Real Property tax identification number is 01-01-202-037-0000.

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## MODIFICATION OF MORTGAGE (Continued)

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

**Increase Principal Amount from \$1,125,000.00 to \$1,170,000.00.**

**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 MARCH 19, 2021.**

**GRANTOR:**

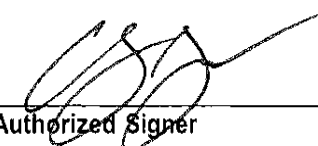
152 WALTON-LLC

By:   
Ryan D. Engle, Member of 152 Walton LLC

By:   
Andrean D. Angelov, Member of 152 Walton LLC

**LENDER:**

**MERCHANTS AND MANUFACTURERS BANK**

X   
Authorized Signer

RECORDED BY COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

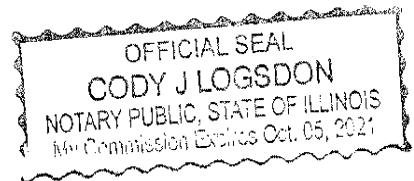
STATE OF Illinois )  
 ) SS  
 COUNTY OF DuPage )

On this 18<sup>th</sup> day of March, 2021 before me, the undersigned Notary Public, personally appeared **Ryan D. Engle, Member of 152 Walton LLC and Andrian D. Angelov, Member of 152 Walton LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at Cook

Notary Public in and for the State of Illinois

My commission expires 10/05/21



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF IL )

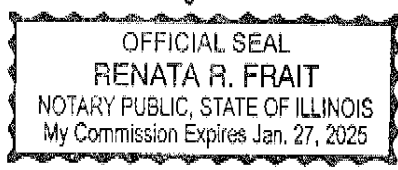
COUNTY OF DuPage ) SS  
)

On this 19th day of March, 2021 before me, the undersigned Notary Public, personally appeared Cody Logsdon and known to me to be the AVA, authorized agent for **Merchants and Manufacturers Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Merchants and Manufacturers Bank**, duly authorized by **Merchants and Manufacturers 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 **Merchants and Manufacturers Bank**.

By Renata R. Frait Residing at DuPage County

Notary Public in and for the State of IL

My commission expires 1-27-25



Cook County Clerk's Office