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RECORDATION REQUESTED BY:

Hinsdale Bank & Trust
Company, N.A.
25 E. First Street
Hinsdale, IL 60521

Doc#: 2110201205 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/12/2021 09:30 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Hinsdale Bank & Trust
Company, N.A.
9801 W Higgins, Suite 400
Rosemont, IL 60018

190/2436WC

FOR RECORDER'S USE ONLY

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This Modification of Mortgage prepared by:

Loan Operations, Loan Documentation Administrator
Hinsdale Bank & Trust Company, N.A.
25 E. First Street
Hinsdale, IL 60521

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 4, 2020, is made and executed between Waldmann Lighting Company, an Illinois corporation, whose address is 9 W. Century Drive, Wheeling, IL 60090 (referred to below as "Grantor") and Hinsdale Bank & Trust Company, N.A., whose address is 25 E. First Street, Hinsdale, IL 60521 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 18, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded with Cook County Recorder of Deeds on October 17, 2019 as Document No. 1929022050 along with Assignment of Rents recorded on October 17, 2019 as Document No. 1929022051.

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

LOTS 61, 62 AND 63 IN PALWAUKEE BUSINESS CENTER UNIT NUMBER 3, BEING A SUBDIVISION IN THE SOUTH EAST 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 9 W. Century Drive, Wheeling, IL 60090. The Real Property tax identification number is 03-11-410-007-0000; 03-11-410-008-0000; and 03-11-410-009-0000.

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

1) The definition of Note is hereby restated in its entirety to mean the following:

Note. The word "Note" means a Promissory Note dated November 4, 2020, as amended from time to time, in the original principal amount of \$1,100,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

2) The "Maximum Lien" section is hereby restated in its entirety to mean the following:

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Maximum Lien. 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 \$2,200,000.00.

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 NOVEMBER 4, 2020.

GRANTOR:

WALDMANN LIGHTING COMPANY

By: Jan Schaefer
Jan Schaefer, Vice President of Waldmann Lighting Company

LENDER:

HINSDALE BANK & TRUST COMPANY, N.A.

X [Signature]
Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Kane)

On this 16th day of November, 2020 before me, the undersigned Notary Public, personally appeared Jan Schaefer, Vice President of Waldmann Lighting Company, 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 Jon Harris Residing at Aurora

Notary Public in and for the State of IL

My commission expires 04-19-2022



Seal of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Kane)

On this 10th day of November, 2020 before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for Hinsdale Bank & Trust Company, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Hinsdale Bank & Trust Company, N.A., duly authorized by Hinsdale Bank & Trust Company, N.A. 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 Hinsdale Bank & Trust Company, N.A..

By [Signature] Harris Residing at Aurora

Notary Public in and for the State of IL

My commission expires 04-19-2022



Notary Public's Office