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Doc#: 2113020122 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/10/2021 10:28 AM Pg: 1 of 5.

RECORDATION REQUESTED BY:

Providence Bank & Trust
630 East 162nd Street
P.O. Box 706
South Holland, IL 60473

WHEN RECORDED MAIL TO:

Providence Bank & Trust
630 East 162nd Street
P.O. Box 706
South Holland, IL 60473

0114-3708 2/2

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Jennifer S. Meloy, Senior Commercial Services Associate
Providence Bank & Trust
630 East 162nd Street
South Holland, IL 60473

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 30, 2020, is made and executed between 8241 LANGLEY LLLP, whose address is 77 W. WASHINGTON STREET, SUITE 705, CHICAGO, IL 60602 (referred to below as "Grantor") and Providence Bank & Trust, whose address is 630 East 162nd Street, P.O. Box 706, South Holland, IL 60473 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 30, 2015 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded November 13, 2015 as Document Number 1531749159.

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

LOTS 25 AND 26 IN BLOCK 31 IN CHATHAM FIELDS, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 8241-45 SOUTH LANGLEY AVENUE, CHICAGO, IL 60619. The Real Property tax identification number is 20-34-230-013-0000.

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

Mortgagor is hereby now known as 8241 Langley LLLP

The word "Note" means the promissory note dated October 30, 2020, in the original principal amount of \$272,391.31 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon one or more rates. Payments on the Note are to be made in accordance with the following payment schedule: 60 monthly consecutive principal and interest payments of \$1,808.92 each, beginning December 1, 2020, with interest calculated on the unpaid principal balance at an interest rate of 5.000% based on a year of 360 days ("Payment Stream 1"); 59 monthly

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MODIFICATION OF MORTGAGE (Continued)

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consecutive principal and interest payments in the initial amount of \$1,808.91 each, beginning December 1, 2025, with interest calculated on the unpaid principal balances at an interest rate based on the Weekly Average Yield on United States Treasury Securities adjusted to a constant maturity of five (5) years (currently 0.400%), plus a margin of 3.500%, resulting in an initial interest rate of 5.000% based on a year of 360 days ("Payment Stream 2"); and one principal and interest payment of \$171,747.42 on October 30, 2030, with interest calculated on the unpaid principal balances at an interest rate based on the Weekly Average Yield on United States Treasury Securities adjusted to a constant maturity of five (5) years (currently 0.4000%), plus a margin of 3.500%, resulting in an initial interest rate of 5.000% based on a year of 360 days ("Payment Stream 3"). This estimated final payment is based on the assumption that all payments will be made exactly as scheduled and that there are no changes in any index for this loan; the actual final payment will be for all principal and accrued interest not yet paid, together with any other unpaid amounts under the Note. If any index for this loan increases, the payments tied to that index, and therefore the total amount secured hereunder, will increase. Any variable interest rate tied to an index for this loan shall be calculated as of, and shall begin on, the commencement date indicated for the applicable payment stream. **NOTICE:** Under no circumstances shall the interest rate on this Note be less than 5.000% per annum or more than the maximum rate allowed by applicable law. The maturity date is October 30, 2030. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

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.

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MODIFICATION OF MORTGAGE (Continued)


GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 30, 2020.

GRANTOR:

8241 LANGLEY LLLP

By: 
EMILE MASSENAT JUNIOR, PARTNER of 8241 LANGLEY LLLP

9416846 CANADA INC, PARTNER of 8241 LANGLEY LLLP

By: 
EMILE MASSENAT JUNIOR, President of 9416846 CANADA INC

By: 
MARIE DOMINIQUE ELIEN MASSENAT A/K/A M DOMINIQUE ELIEN MASSENAT, Secretary/Treasurer of 9416846 CANADA INC

LENDER:

PROVIDENCE BANK & TRUST

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

PARTNERSHIP ACKNOWLEDGMENT

STATE OF Ontario, CANADA)
) SS
 COUNTY OF Ottawa)

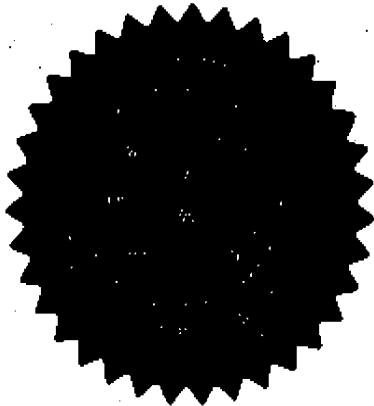
On this 20th day of November, 2020, before me, the undersigned Notary Public, personally appeared **EMILE MASSENAT JUNIOR, PARTNER of 8241 LANGLEY LLLP; EMILE MASSENAT JUNIOR, President of 9416846 CANADA INC, PARTNER of 8241 LANGLEY LLLP; and MARIE DOMINQUE ELIEN MASSENAT A/K/A M. DOMINQUE ELIEN MASSENAT, Secretary/Treasurer of 9416846 CANADA INC, PARTNER of 8241 LANGLEY LLLP**, and known to me to be partners or designated agents of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership 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 partnership.

By [Signature] Residing at Ottawa, ON

Notary Public in and for the State of Ontario, CANADA

My commission expires My commission
 does not expire

BRANDON ROBERT REINHART
 Barrister, Solicitor & Notary Public



VALU
NOTARY
 415 ST LAURENT BLVD
 OTTAWA, ON K1K 2Z8
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 info@valu-notary.com
 www.valu-notary.com

Ottawa County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 1 day of December, 2020 before me, the undersigned Notary Public, personally appeared DORIS WILSON and known to me to be the VICE PRESIDENT, authorized agent for Providence Bank & Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Providence Bank & Trust, duly authorized by Providence Bank & Trust 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 Providence Bank & Trust.

By Shawn R. Sterling Residing at 7801 S State St, Chicago, IL 60619

Notary Public in and for the State of Illinois

My commission expires July 27, 2021

Shawn R. Sterling

