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Doc#. 2119718078 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/16/2021 08:06 AM Pg: 1 of 6

non-agency

RECORDATION REQUESTED BY:

Heartland Bank and Trust
Company
BR# 550-Shorewood-SHJ
700 W Jefferson St
Shorewood, IL 60404

40029553-DDI '12

WHEN RECORDED MAIL TO:

Heartland Bank and Trust
Company
Attn: Commercial Loan
Support
P.O. Box 67
Bloomington, IL 61702-0067

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Michael Zimmerman
Heartland Bank and Trust Company
700 W Jefferson St
Shorewood, IL 60404

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 28, 2021, is made and executed between MZG Associates LLC (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 700 W Jefferson St, Shorewood, IL 60404 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 9, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on February 24, 2017 as Document Number 1705547084.

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

See Exhibit "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 15700 Lathrop Ave, Harvey, IL 60426. The Real Property tax identification number is 29-17-403-009; 29-17-403-014; 29-17-403-006.

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

This Mortgage secures a renewal promissory note in the principal amount of \$2,112,000.00 dated May 28, 2021 that bears interest at the rate described in the note with a maturity date of June 9, 2026 together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590107521

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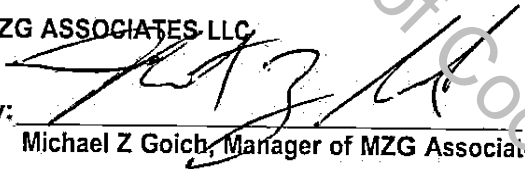
performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all 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 MAY 28, 2021.

GRANTOR:

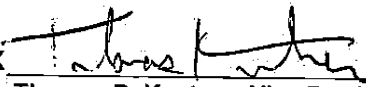
MZG ASSOCIATES LLC

By:


Michael Z Goich, Manager of MZG Associates LLC

LENDER:

HEARTLAND BANK AND TRUST COMPANY

x 
Thomas P. Kentner, Vice President

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590107521

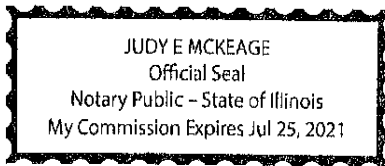
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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 27th day of May, 2021 before me, the undersigned Notary Public, personally appeared **Michael Z Goich, Manager of MZG Associates LLC**, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Judy E. Mckeage Residing at 181A 183rd St.
Lansing IL 60438
 Notary Public in and for the State of Illinois
 My commission expires 7-25-21



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590107521

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LENDER ACKNOWLEDGMENT

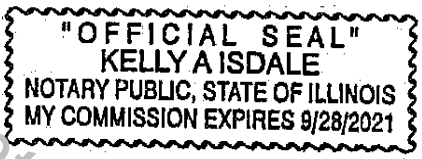
STATE OF IL)
) SS
 COUNTY OF Will)

On this 28th day of May, 2021 before me, the undersigned Notary Public, personally appeared **Thomas P. Kentner** and known to me to be the **Vice President**, authorized agent for **Heartland Bank and Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Heartland Bank and Trust Company**, duly authorized by **Heartland Bank and Trust Company** 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 **Heartland Bank and Trust Company**.

By Kelly A. Isdale Residing at _____

Notary Public in and for the State of IL

My commission expires 9/28/2021



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EXHIBIT "A"

PARCEL 1:

LOT 2 IN THE SUBDIVISION OF LOT 2 OF THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD, EXCEPT THAT PART OF LOT 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 440.00 FEET ALONG THE WEST LINE OF LOT 3 AND SAID LINE EXTENDED SOUTH; THENCE WEST 872.00 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 440.00 FEET TO SAID NORTH LINE; THENCE EAST 872.00 FEET ALONG

THE NORTH LINE OF SAID LOT 2 TO THE PLACE OF BEGINNING;

TOGETHER WITH,

LOT 3 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING EAST OF THE ILLINOIS CENTRAL RAILROAD;

AND ALSO

THAT PART OF LOT 2 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 440.00 FEET ALONG THE WEST LINE OF LOT 3 AND SAID LINE EXTENDED SOUTH; THENCE WEST 872.00 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 440.00 FEET TO SAID NORTH LINE; THENCE EAST 872.00 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE PLACE OF BEGINNING;

EXCEPTING FROM THE FOREGOING THE FOLLOWING:

A PARCEL OF LAND, BEING A PART OF LOT 2 IN THE SUBDIVISION OF LOT 2 AFORESAID, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF SAID LOT 2, (SAID SOUTH LINE BEING ALSO THE NORTH LINE OF 157TH STREET) AT A POINT 901.00 FEET EAST OF THE SOUTH WEST CORNER OF SAID LOT 2 (SAID SOUTHWEST CORNER BEING THE INTERSECTION OF THE EAST LINE OF LATHROP AVENUE WITH SAID NORTH LINE OF 157TH STREET) AND RUNNING; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 16.65 FEET TO THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUING NORTH ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 103.35 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 300.93 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG SAID SOUTH LINE OF LOT 2, A DISTANCE OF 268.72 FEET TO A POINT WHICH IS 932.85 FEET EAST OF SAID SOUTHWEST CORNER OF LOT 2; THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH LINE OF LOT 2, A DISTANCE OF 7.00 FEET, TO THE SOUTH FACE OF AN EXISTING BRICK BUILDING; THENCE WEST ALONG THE SOUTH FACE OF SAID BUILDING, A DISTANCE OF 0.48 OF A FOOT TO THE WEST FACE OF SAID BUILDING; THENCE NORTH ALONG SAID WEST FACE, A DISTANCE OF 9.65 FEET TO A POINT 16.65 FEET NORTH OF THE SOUTH LINE OF SAID LOT 2; AND THENCE WEST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF LOT 2, A DISTANCE OF 31.37 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS;

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EXHIBIT "A"

ALSO EXCEPTING A PARCEL OF LAND COMPRISED OF PART OF LOT 2 IN THE SUBDIVISION OF THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 36, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD, SAID PARCEL BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2 (SAID LINE BEING ALSO THE SOUTH LINE OF 156TH STREET) WHICH POINT IS 198.53 FEET EAST OF THE EAST LINE OF LATHROP AVENUE (AS MEASURED ALONG SAID NORTH LINE); THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 630.40 FEET; THENCE SOUTH ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 52 MINUTES 31 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM WEST TO SOUTH, A DISTANCE OF 262.00 FEET; THENCE WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF LOT 2 AFORESAID, A DISTANCE OF 438.35 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 152 DEGREES 31 MINUTES 32 SECONDS WITH LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM EAST TO NORTHWEST, A DISTANCE OF 137.83 FEET;

THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 169 DEGREES 08 MINUTES 00 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM SOUTHEAST TO NORTHWEST, A DISTANCE OF 89.27 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 128 DEGREES 00 MINUTES 31 SECONDS WITH THE LAST DESCRIBED LINE, AS MEASURED COUNTERCLOCKWISE FROM SOUTHEAST TO NORTH, A DISTANCE OF 143.04 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT "A" OF THE AMERICAN STOVE CO'S CONSOLIDATION OF SUNDRY LOTS AND VACATED STREETS IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 309.5 FEET SOUTH OF THE NORTHEAST CORNER OF LOT "A"; THENCE SOUTH ALONG THE EAST LINE OF LOT "A" 441.61 FEET TO THE SOUTHEAST CORNER OF LOT "A"; THENCE WEST ALONG THE SOUTH LINE OF LOT "A" 207.0 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF LOT "A" 441.67 FEET; THENCE EAST 207.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

RIGHTS GRANTED BY THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR DRIVEWAY FOR PEDESTRIAN AND VEHICULAR TRAFFIC FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF DRIVEWAY EASEMENT AND AGREEMENT RECORDED JUNE 6, 1986 AS DOCUMENT 86228541 OVER THE WEST 25.00 FEET OF THE EAST 108.70 FEET OF THE SOUTH 120.00 FEET OF LOT 2 IN THE SUBDIVISION OF LOT 2 OF THE SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD, EXCEPT THAT PART OF LOT DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING EAST OF THE ILLINOIS CENTRAL RAILROAD; THENCE SOUTH 440.00 FEET ALONG THE WEST LINE OF LOT 3 AND SAID LINE EXTENDED SOUTH; THENCE 872.00 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 2; THENCE NORTH 440.00 FEET TO SAID NORTH LINE; THENCE EAST 872.00 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.