

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Heartland Bank and Trust
Company
BR# 525-Western
Springs-WSW
4456 Wolf Rd
Western Springs, IL 60558



Doc# 2120208069 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2021 02:25 PM PG: 1 OF 4

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:

Dan Ladage
Heartland Bank and Trust Company
4456 Wolf Rd
Western Springs, IL 60558

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 8, 2021, is made and executed between 24 East, LLC, an Illinois Limited Liability Company (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 4456 Wolf Rd, Western Springs, IL 60558 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 8, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on September 14, 2017 as Document Number 1725718019.

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

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 7 WITH THE NORTHWESTERLY LINE OF SOUTHWEST HIGHWAY, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SOUTHWEST HIGHWAY 400 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SOUTHWEST HIGHWAY 275.0 FEET TO A POINT; THENCE NORTHEASTERLY ON A LINE FORMING AN ANGLE OF 88 DEGREES 00 MINUTES, AS MEASURED FROM SOUTHEAST TO NORTHEAST, 200.12 FEET TO A POINT; THENCE SOUTHWESTERLY ON A LINE PERPENDICULAR TO THE NORTHWESTERLY LINE OF SOUTHWEST HIGHWAY 268.0 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SOUTHWEST HIGHWAY 200.0 FEET NORTHEASTERLY FROM THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID HIGHWAY 200.0 FEET TO THE POINT OF BEGINNING

Handwritten signature and date: 7/21/21

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MODIFICATION OF MORTGAGE

Loan No: 6590112237

(Continued)

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The Real Property or its address is commonly known as 10258 Southwest Hwy, Chicago Ridge, IL 60415. The Real Property tax identification number is 24-07-400-026-0000.

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

This Mortgage secures a renewal promissory note in the principal amount of \$1,347,609.54 dated May 8, 2021 that bears interest at the rate described in the note with a maturity date of May 8, 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 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 8, 2021.

GRANTOR:

24 EAST, LLC

By:


James L Waner Sr. Manager of 24 East, LLC

LENDER:

HEARTLAND BANK AND TRUST COMPANY

X



Mark R. Ptacek, Senior Vice President

DeKalb County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

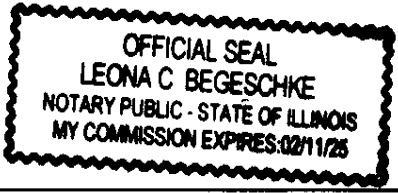
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 22nd day of JUNE, 2021 before me, the undersigned Notary Public, personally appeared James L Waner Sr, Manager of 24 East, 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 Leona C. Begeschke Residing at 8101 S. LINDER
BURBANK IL 60459

Notary Public in and for the State of ILLINOIS

My commission expires FEBRUARY 11, 2025



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 25th day of June, 2024 before me, the undersigned Notary Public, personally appeared **Mark R. Ptacek** and known to me to be the **Senior 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 *Mark R. Ptacek* Residing at *DuPage*

Notary Public in and for the State of Illinois

My commission expires 8/3/24



Cook County Clerk's Office