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2124322049

RECORDATION REQUESTED BY:

Crystal Lake Bank & Trust
Company, N.A.
70 N. Williams Street
Crystal Lake, IL 60014

Doc# 2124322049 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/31/2021 02:34 PM PG: 1 OF 5

WHEN RECORDED MAIL TO:

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

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Operations, Loan Documentation Administrator
Crystal Lake Bank & Trust Company, N.A.
70 N. Williams Street
Crystal Lake, IL 60014

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1127923A 1/4

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 12, 2021, is made and executed between Girl Boss Properties LLC, an Illinois limited liability company, whose address is 1561 North Milwaukee Avenue, Chicago, IL 60622 (referred to below as "Grantor") and Crystal Lake Bank & Trust Company, N.A., whose address is 70 N. Williams Street, Crystal Lake, IL 60014 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 2, 2011 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded with Cook County Recorder of Deeds on December 15, 2011 as Document No. 1134911105.

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

LOT 3 IN O.H. ALLEN'S SUBDIVISION OF 1 535/1000 ACRES IN THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 16 OF PLATS, PAGE 11, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1561 North Milwaukee Avenue, Chicago, IL 60622. The Real Property tax identification number is 17-06-200-003-0000.

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 August 12, 2021, as amended from time to time, in the original principal amount of \$512,624.06 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.

2) The definition of the word **Grantor** is hereby modified in its entirety to read as follows:

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MODIFICATION OF MORTGAGE

(Continued)

Grantor. The word "Grantor" means Girl Boss Properties LLC. The Grantor is the mortgagor under this Mortgage.

3) The following paragraph, titled, is hereby added to the Mortgage:

TAX AND INSURANCE RESERVES. Grantor agrees to establish and maintain a reserve account to be retained from the initial proceeds of the loan evidenced by the Note in such amount deemed to be sufficient by Lender to (A) create an adequate cushion and (B) provide enough funds to be in a position to make timely payment of real estate taxes and insurance premiums as otherwise required herein. Grantor shall pay monthly, or at such other interval as payments under the Note may be due, an amount equivalent to 1/12th, or if payments are not monthly, such fraction as Lender will require consistent with applicable law, of the total annual payments Lender reasonably anticipates making from the reserve account to pay real estate taxes and premiums for insurance policies required to be maintained on the Real Property, as estimated by Lender. If required by Lender, Grantor shall further pay at the same frequency into the reserve account a pro-rata share of all annual assessments and other charges which may accrue against the Real Property as required by Lender. If the amount so estimated and paid shall prove to be insufficient to pay such property taxes, insurance premiums, assessments and other charges, subject to the requirements of applicable law, Grantor shall pay the difference in one or more payments as Lender requires. All such payments shall be carried in an interest-free reserve account with Lender, provided that if this Mortgage is executed in connection with the granting of a mortgage on a single-family owner-occupied residential property, Grantor, in lieu of establishing such reserve account, may pledge an interest-bearing savings account with Lender to secure the payment of estimated real estate taxes, insurance premiums, assessments, and other charges. Lender shall have the right to draw upon the reserve (or pledge) account to pay such items, and Lender shall not be required to determine the validity or accuracy of any item before paying it. Nothing herein or in any of the Related Documents shall be construed as requiring Lender to advance other monies for such purposes, and Lender shall not incur any liability for anything it may do or omit to do with respect to the reserve account. If Lender discovers that the payments into the reserve account have produced a surplus beyond the annual amounts due to be paid from the reserve funds by more than the cushion permitted by applicable law, but a payment on the Note has not been received within 30 days of the payment due date, Lender may retain the excess funds. All amounts in the reserve account are hereby pledged to further secure the Indebtedness, and Lender is hereby authorized to withdraw and apply such amounts on the Indebtedness upon the occurrence of an Event of Default as described below.

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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(Continued)

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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 12, 2021.

GRANTOR:

GIRL BOSS PROPERTIES LLC

By: Cynthia M. Murray, Manager of Girl Boss Properties LLC

LENDER:

CRYSTAL LAKE BANK & TRUST COMPANY, N.A.

X _____
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENTSTATE OF IL

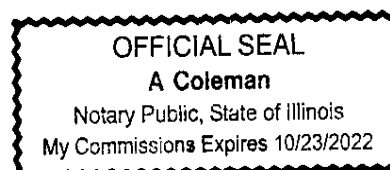
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COUNTY OF COCL

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On this 12 day of August 2021, before me, the undersigned Notary Public, personally appeared **Cynthia M. Murray, Manager of Girl Boss Properties 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 A. ColemanResiding at Chicago, ILNotary Public in and for the State of ILMy commission expires 10/23/2022

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

Page 3

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 12, 2021.

GRANTOR:

GIRL BOSS PROPERTIES LLC

By: _____
Cynthia M. Murray, Manager of Girl Boss Properties LLC

LENDER:

CRYSTAL LAKE BANK & TRUST COMPANY, N.A.

x _____
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)

) SS

COUNTY OF _____)

On this _____ day of _____, _____ before me, the undersigned Notary Public, personally appeared **Cynthia M. Murray, Manager of Girl Boss Properties 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 _____ Residing at _____

Notary Public in and for the State of _____

My commission expires _____

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF IL

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COUNTY OF McHenry

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On this 12th day of August, 2021 before me, the undersigned Notary Public, personally appeared Mary C Paporab and known to me to be the Vice President, authorized agent for **Crystal Lake 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 **Crystal Lake Bank & Trust Company, N.A.**, duly authorized by **Crystal Lake 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 **Crystal Lake Bank & Trust Company, N.A.**

By Samantha E StevensResiding at 4049 W. Pingquan Rd.Notary Public in and for the State of ILMy commission expires 09/10/2024