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RECORDATION REQUESTED BY:

Inland Bank and Trust
2805 Butterfield Road, Suite
200
Oak Brook, IL 60523

Doc#: 2124608144 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/03/2021 10:50 AM Pg: 1 of 5

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Inland Bank and Trust
2805 Butterfield Road, Suite 200
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 9, 2021, is made and executed between J2M-191, LLC, an Illinois limited liability company, whose address is 3543 N Pulaski Rd, Chicago, IL 60641-3945 (referred to below as "Grantor") and Inland Bank and Trust, whose address is 2805 Butterfield Road, Suite 200, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 16, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on September 18, 2019 as Document #1926146174 in the Cook County Recorder's Office.

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

LOT 1 IN CARLES SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 191 Waukegan Road, Northfield, IL 60093. The Real Property tax identification number is 04-23-401-104-0000.

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

This Modification of Mortgage reflects the following:

An increase in the principal amount of Indebtedness secured by the Mortgage to \$5,205,000.00;

The "**MAXIMUM LIEN**" as described in the above mentioned Mortgage is hereby increased to **\$10,410,000.00**;

The definition of the "**Note**" as described in the "Mortgage" is hereby amended by the following:

Note. The word "Note" means the promissory note dated August 9, 2021, in the original principal amount of \$5,205,000.00, which is a modification of promissory note dated September 16, 2019 in the original principal amount of \$4,500,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

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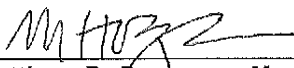
MODIFICATION OF MORTGAGE (Continued)

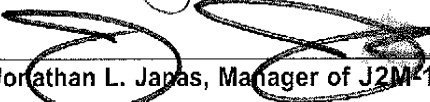
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 AUGUST 9, 2021.

GRANTOR:

J2M-191, LLC

By: 
 Matthew D. Baumann, Manager of J2M-191, LLC

By: 
 Jonathan L. Janas, Manager of J2M-191, LLC

LENDER:

INLAND BANK AND TRUST

X 
 Authorized Signer

Property of Cook County Clerk's Office

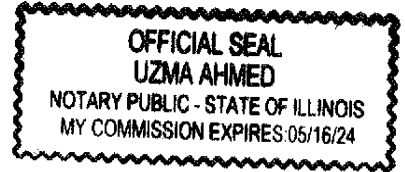
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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL

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COUNTY OF COOK

On this 12th day of August, 2021 before me, the undersigned Notary Public, personally appeared **Matthew D. Baumann**, Manager of J2M-191, 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 *Uzma Ahmed* Residing at Morton Grove

Notary Public in and for the State of COOK

My commission expires 5-16-24

COOK County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL
COUNTY OF COOK

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On this 12th day of August, 2021 before me, the undersigned Notary Public, personally appeared **Jonathan L. Janas, Manager of J2M-191, 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 [Signature] Residing at Morton Grove

Notary Public in and for the State of COOK

My commission expires 5-16-24

COOK COUNTY CLERK'S OFFICE

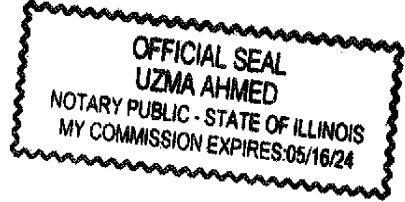
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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL

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COUNTY OF COOK

On this 12th day of August, 2021 before me, the undersigned Notary Public, personally appeared Terrence Velan and known to me to be the VP, authorized agent for **Inland Bank and Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Inland Bank and Trust**, duly authorized by **Inland Bank and 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 **Inland Bank and Trust**.

By [Signature] Residing at Morton Grove

Notary Public in and for the State of COOK

My commission expires 5-16-24

COOK County Clerk's Office