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Doc#: 2126341348 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/20/2021 04:08 PM Pg: 1 of 4

RECORDATION REQUESTED BY:

Old Second National Bank
37 S. River Street
Aurora, IL 60506

WHEN RECORDED MAIL TO:

Old Second National Bank
37 S. River Street
Aurora, IL 60506

SEND TAX NOTICES TO:

24th Place, LLC
1621 Habberton Avenue
Park Ridge, IL 60068

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Administration
Old Second National Bank
37 S. River Street
Aurora, IL 60506

MODIFICATION OF MORTGAGE



0740

THIS MODIFICATION OF MORTGAGE dated September 3, 2021, is made and executed between 24th Place, LLC, whose address is 1621 Habberton Avenue, Park Ridge, IL 60068 (referred to below as "Grantor") and Old Second National Bank, whose address is 37 S. River Street, Aurora, IL 60506 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 30, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on August 8, 2019 as document no. 1922049192.

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

PARCEL 1:

LOT 5 AND THE EAST 1/2 OF LOT 6 IN SHERMAN AND WALTER'S SUBDIVISION OF BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 7 AND THE WEST 1/2 OF LOT 6 IN SHERMAN AND WALTER'S SUBDIVISION OF BLOCK 7 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CENTER LINE OF OGDEN AVENUE, IN SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

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

Loan No: 63801037563

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ILLINOIS.

The Real Property or its address is commonly known as 3211 and 3215 W. Douglas Boulevard, Chicago, IL 60623. The Real Property tax identification number is 16-23-221-039-0000 and 16-23-221-040-0000.

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

OBLIGATIONS. This Mortgage is modified so that the principal amount of indebtedness secured thereby is no less than \$900,000.00. This Mortgage shall secure the payment and performance of all of Borrower and Grantor's present and future, indebtedness, liabilities, obligations and covenants (cumulatively "Obligations") to Lender pursuant to:

(a) this Mortgage and the following promissory notes and other agreements:

Promissory Note No. 63801037563 dated, September 3, 2021 in the loan amount of \$450,000.00, together with all renewals, extensions, amendments, modifications, replacements or substitutions to any of the foregoing.

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.

COUNTERPARTS. This document may be executed in any number of counterparts and by the different parties hereto on separate counterparts and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same document.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 3, 2021.

GRANTOR:

24TH PLACE, LLC

By: 

Andrew M. Patras, Manager of 24th Place, LLC

By: 

Jason T. Naegele, Manager of 24th Place, LLC

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MODIFICATION OF MORTGAGE (Continued)

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LENDER:

OLD SECOND NATIONAL BANK

X 
 Michael Campanile, First Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF DECATUR

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On this 3 day of SEPTEMBER, 2021 before me, the undersigned Notary Public, personally appeared **Andrew M. Patras, Manager of 24th Place, LLC** and **Jason T. Naegele, Manager of 24th Place, LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Stefanie Raimondi Residing at 1301 NORTHGATE DR

Notary Public in and for the State of IL BALDWIN ILL 60103

My commission expires 12-6-2024

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

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On this 3 day of SEPTEMBER, 2021 before me, the undersigned Notary Public, personally appeared **Michael Campanile** and known to me to be the **First Vice President**, authorized agent for **Old Second National Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Old Second National Bank**, duly authorized by **Old Second National Bank** 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 **Old Second National Bank**.

By Stefanie Raimondi

Residing at 1301 NORTHGATE DR
BARTLETT IL 60103

Notary Public in and for the State of IL

My commission expires 12-6-2024



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