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Doc#. 2131901137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2021 02:14 PM Pg: 1 of 5

WHEN RECORDED MAIL TO:
LAKESIDE BANK
Loan Operations
1055 W ROOSEVELT RD
CHICAGO, IL 60608

SEND TAX NOTICES TO:
LAKESIDE BANK
UIC/NEAR WEST
1055 W ROOSEVELT RD
CHICAGO, IL 60608

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Kim M. Pietrzak
Lakeside Bank
1055 W Roosevelt
Chicago, IL 60608

First American Title

Order # 2715352M

MODIFICATION OF MORTGAGE



#####074009082021#####

THIS MODIFICATION OF MORTGAGE dated September 8, 2021, is made and executed between Heidner Properties Inc., an Illinois corporation, whose address is 5277 Trillium Boulevard, Hoffman Estates, IL 60192 (referred to below as "Grantor") and Lakeside Bank, whose address is 1055 W Roosevelt Chicago, IL 60608 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 27, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded at the Cook County Recorder of Deeds on May 7, 2018 as Document Number 1812749371.

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

PARCEL 1:

UNIT 5206 IN LAKE POINT TOWER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF LOT 7 IN CHICAGO DOCK AND CANAL COMPANY'S PESHTIGO DOCK ADDITION IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 88309162 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS

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

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UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**PARCEL 2:****EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSES OF STRUCTURAL SUPPORT, INGRESS AND EGRESS, AND UTILITY SERVICES AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 7, 1988 AND KNOWN AS TRUST NUMBER 1043-99-09, DATED JULY 13, 1988 AND RECORDED JULY 14, 1988 AS DOCUMENT 88309160.**

The Real Property or its address is commonly known as 505 N. Lake Shore Drive, Unit 5206, Chicago, IL 60611-3427. The Real Property tax identification number is 17-10-214-016-1181.

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

The principal loan amount is amended to \$540,000.00. Delete and restate Maximum Lien definition as follows: Maximum Lien. At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$1,080,000.00. Delete and restate Note definition as follows: Note. The word "Note" means the Promissory Note dated April 27, 2018, in the original principal amount of \$345,000.00 from Borrower to Lender, together with all renewals, extensions, modifications, refinancings, consolidations, and substitutions thereof. NOTICE: Under no circumstances shall the interest rate on this Mortgage be more than the maximum rate allowed by applicable law. All other terms and conditions of the loan documents shall remain in full force and effect.

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 endorser 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 SEPTEMBER 8, 2021.

GRANTOR:

HEIDNER PROPERTIES INC.

By: 

Rick E. Heidner, President/Secretary of Heidner Properties Inc.

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MODIFICATION OF MORTGAGE
(Continued)

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LENDER:

LAKESIDE BANK

x Grant Link VP,
Authorized Signer

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois

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) SS

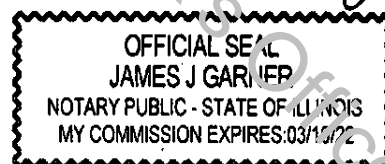
COUNTY OF Cook

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On this 9th day of September, 2021 before me, the undersigned Notary Public, personally appeared Rick E. Heidner, President/Secretary of Heidner Properties Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By James J. Garner
Notary Public in and for the State of Illinois

Residing at 26 Pembury Way
South Barrington, IL
60010

My commission expires 3/16/2022

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MODIFICATION OF MORTGAGE
(Continued)

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LENDER:

LAKESIDE BANK

X 
Authorized Signer

CORPORATE ACKNOWLEDGMENT

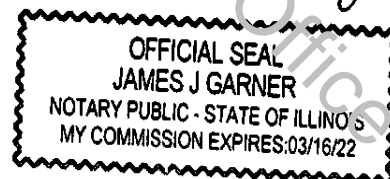
STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 8th day of September, 2021 before me, the undersigned Notary Public, personally appeared Rick E. Heidner, President/Secretary of Heidner Properties Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By 
Notary Public in and for the State of Illinois

Residing at 26 Fenbury Way
South Barrington, IL 60010

My commission expires 3/16/2022



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MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois

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COUNTY OF Cook

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On this 8th day of September, 2021 before me, the undersigned Notary Public, personally appeared James McGrogan and known to me to be the Vice President, authorized agent for Lakeside Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Lakeside Bank, duly authorized by Lakeside 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 Lakeside Bank.

By [Signature]Residing at 141 W JACKSON BLVD #130A
CHICAGO IL 60604Notary Public in and for the State of IllinoisMy commission expires 8-17-2022