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Doc#: 2204907169 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/18/2022 10:50 AM Pg: 1 of 5

RECORDATION REQUESTED BY:

Albany Bank and Trust
Company, N.A.
3400 W. Lawrence Avenue
Chicago, IL 60625

WHEN RECORDED MAIL TO:

Albany Bank and Trust
Company, N.A.
3400 W. Lawrence Avenue
Chicago, IL 60625

6711507

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Operations
Albany Bank and Trust Company, N.A.
3400 W. Lawrence Avenue
Chicago, IL 60625

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 25, 2022, is made and executed between TALL CITY, INC., an Illinois corporation, whose address is 2048 Sunset Blvd, Schererville, IN 46375 (referred to below as "Grantor") and Albany Bank and Trust Company, N.A., whose address is 3400 W. Lawrence Avenue, Chicago, IL 60625 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 6, 2009 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded with the Recorder of Deeds (Recorder's Office) in Cook County, Illinois on August 11, 2009 as Document Number 0922355015 and re-recorded on January 28, 2010 as Document No. 1002810033 modified by that certain Modification of Mortgage dated July 1, 2012 recorded with the Recorder's Office on July 18, 2012 as Document Number 1220029088, which among other changes, the principal amount of the loan was amended and increased to \$285,000.00.

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

PARCEL1:

LOT 49 IN BLOCK 6 IN PIPERS SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL2:

LOT 50 IN THE SUBDIVISION OF BLOCK 6 IN THE SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 3100-02 W. Fillmore, Chicago, IL 60612. The Real

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MODIFICATION OF MORTGAGE (Continued)

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Property tax identification number is 16-13-320-015-0000; 16-13-320-016-0000.

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

Effective as of the date hereof, the maturity date of the Note is hereby extended from February 22, 2022 to February 15, 2023; the interest rate is hereby modified from an interest rate of UST 3 year Treasury + 3.00 to a fixed rate of 6.250%; and the repayment schedule is hereby modified from monthly principal and interest payments of \$2,110.83 to 59 monthly consecutive principal and interest payments of \$1,583.47 each, beginning March 15, 2022 and one final payment of all principal, interest and other charges due to Lender on February 15, 2023 as set forth on the Change in Terms Agreement of even date, together with all renewals, extensions, modifications, refinancings, consolidations, and substitutions of the note or agreements. Any reference in the Note or any other Related Documents to the maturity date shall mean February 15, 2023. Any references in the Note, Mortgage or other Related Documents to the interest rate shall mean a fixed rate of 6.250%. The outstanding principal balance as of the date of this Modification is \$202,982.05

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 JANUARY 25, 2022.

GRANTOR:

TALL CITY, INC., AN ILLINOIS CORPORATION

By: 

Sean P. Harvey, President of TALL CITY, INC., an Illinois corporation

By: 

Siobhan V. O. Harvey, Secretary of TALL CITY, INC., an Illinois corporation

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(Continued)**

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LENDER:

ALBANY BANK AND TRUST COMPANY, N.A.

X 
 Authorized Officer

CORPORATE ACKNOWLEDGMENT

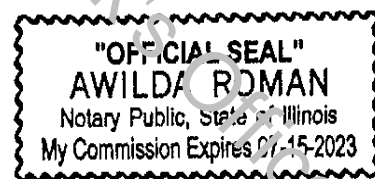
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 25th day of January, 2022, before me, the undersigned Notary Public, personally appeared Sean P. Harvey, President of TALL CITY, INC., an Illinois corporation, 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  Residing at _____

Notary Public in and for the State of Illinois

My commission expires 7-15-2023



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(Continued)**

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CORPORATE ACKNOWLEDGMENTSTATE OF Illinois

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COUNTY OF Cook

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On this 25th day of January 2022 before me, the undersigned Notary Public, personally appeared Siobhan V. O. Harvey, Secretary of TALL CITY, INC., an Illinois corporation, 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 Awilda Roman

Residing at _____

Notary Public in and for the State of IllinoisMy commission expires 7-15-2023

County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF IL

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COUNTY OF COOK

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On this 25th day of JANUARY, 2022 before me, the undersigned Notary Public, personally appeared MICHAEL MCKEE and known to me to be the VP, authorized agent for **Albany Bank and 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 **Albany Bank and Trust Company, N.A.**, duly authorized by **Albany Bank and 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 **Albany Bank and Trust Company, N.A.**

By Linda Bartels

Residing at _____

Notary Public in and for the State of ILMy commission expires 10-27-2025