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Doc# 2211219037 Fee \$88.00

**RECORDATION REQUESTED BY:**

Heartland Bank and Trust  
Company  
BR# 525-Western  
Springs-WSW  
4456 Wolf Rd  
Western Springs, IL 60558

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/22/2022 01:36 PM PG: 1 OF 5

**WHEN RECORDED MAIL TO:**

Heartland Bank and Trust  
Company  
Attn: Commercial Loan  
Support  
P.O. Box 67  
Bloomington, IL 61702-0067

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Michael Zimmerman  
Heartland Bank and Trust Company  
4456 Wolf Rd  
Western Springs, IL 60558

**MODIFICATION OF MORTGAGE**

**THIS MODIFICATION OF MORTGAGE** dated October 20, 2021, is made and executed between 911 S Miller, LLC (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 4456 Wolf Rd, Western Springs, IL 60558 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated May 20, 2021 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on May 28, 2021 as Document Number 2114829067.

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

The North 1/2 of Lot 13 and Lots 14 and 15 in Sarah Brown's Resubdivision of Lots 8 to 15 inclusive in the Subdivision of the Southeast 1/4 of Block 18 in Canal Trustees Subdivision of the South East 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 911-913 S Miller St, Chicago, IL 60607. The Real Property tax identification number is 17-17-421-028-0000 & 17-17-421-060-0000.

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

This Mortgage secures a renewal promissory note in the principal amount of \$2,300,000.00 dated October 20, 2021 that bears interest at the rate described in the note with a maturity date of May 20, 2024 together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note.

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain

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(Continued)**

Loan No: 6590135744

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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 OCTOBER 20, 2021.**

GRANTOR:

911 S MILLER, LLC

BASE 3 DEVELOPMENT INC., Manager of 911 S Miller, LLC

By: 

Gabriel W P Horstick, President of Base 3 Development Inc.

LENDER:

HEARTLAND BANK AND TRUST COMPANY

X 

Justin R. Kennedy, Senior Vice President

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590135744

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

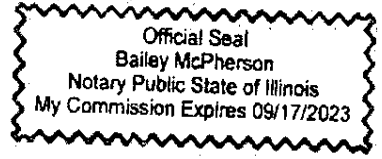
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 8<sup>th</sup> day of November, 2021 before me, the undersigned Notary Public, personally appeared **Gabriel W P Horstick, President of Base 3 Development Inc., Manager of 911 S Miller, 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 1400 W Fulton St

Notary Public in and for the State of Illinois

My commission expires 9/17/2023



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590135744

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### LENDER ACKNOWLEDGMENT

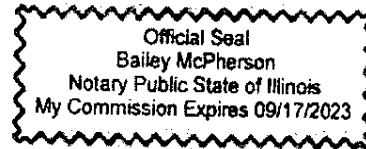
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 28<sup>th</sup> day of November, 2021 before me, the undersigned Notary Public, personally appeared **Justin R. Kennedy** and known to me to be the **Senior Vice President**, authorized agent for **Heartland Bank and Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Heartland Bank and Trust Company**, duly authorized by **Heartland Bank and Trust Company** 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 **Heartland Bank and Trust Company**.

By [Signature] Residing at 1406 Fulton St

Notary Public in and for the State of Illinois

My commission expires 9/17/2023



County Clerk's Office

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## AFFIDAVIT FOR CLERK'S LABELING OF SIGNATURES AS COPIES

REQUEST TO RECORD PHOTOCOPIED DOCUMENTS PURSUANT TO §55 ILCS 5/3-5013

I JOHN P. WALLACE, being duly sworn, state that I have access to the copies of the attached  
(print name above)

document(s), for which I am listing the type(s) of document(s) below:

MODIFICATION OF MORTGAGE

(print document types on the above line)

which were originally executed by the following parties whose names are listed below:

GABRIEL W. HORSTICK

(print name(s) of executor/grantor)

JUSTIN R. KENNEDY

(print name(s) of executor/grantee)

for which my relationship to the document(s) is/are as follows: (example - Title Company, Agent, Attorney, etc.)

TITLE COMPANY - FIDELITY NATIONAL TITLE INSURANCE COMPANY

(print your relationship to the document(s) on the above line)

### OATH REGARDING ORIGINAL

I state under oath that the original of this document is now **LOST** or **NOT IN POSSESSION** of the party seeking to now record the same. Furthermore, to the best of my knowledge, the original document was **NOT INTENTIONALLY** destroyed, or in any manner **DISPOSED OF** for the purpose of introducing this photo to be recorded in place of original version of this document. Finally, I, the Affiant, swear I have personal knowledge that the foregoing oath statement contained therein is both true and accurate.

John P. Wallace

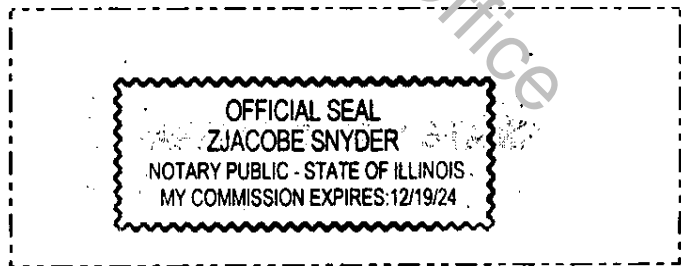
Affiant's Signature Above

11/22/22  
Date Affidavit Executed/Signed

THE BELOW SECTION IS TO BE COMPLETED BY THE NOTARY THIS AFFIDAVIT WAS SUBSCRIBED AND SWORN TO BEFORE

April 22, 2022  
Date Document Subscribed & Sworn Before Me

Z. Jacob Snyder  
Signature of Notary Public



**SPECIAL NOTE:** This is a courtesy form from the Cook County Clerk's Office, and while a similar affidavit is necessary for photocopied documents, you may use your own document so long as it includes substantially the same information as included in the above document. Additionally, any customer seeking to record a facsimile or other photographic or photostatic copy of a signature of parties who had executed such a document has the option to include this Affidavit in the recording, at their own expense if such expense is incurred, as an "EXHIBIT" and **NOT** the coverpage. However, this affidavit is **NOT** required to be recorded, **only** presented to the Clerk's Office as the necessary proof required before the recorder may record such a document. Finally, the recorded document **WILL** be stamped/labeled as a copy by the Clerk's Office prior to its recording.