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RECORDATION REQUESTED BY:

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

Doc# 2211634041 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2022 02:15 PM PG: 1 OF 8

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 March 4, 2022, is made and executed between ISC CAPITAL LLC, SERIES 2435 A/K/A ISC CAPITAL LLC SERIES 2435, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY AS TO PARCEL 1; ISC CAPITAL LLC, SERIES 2938 A/K/A ISC CAPITAL LLC SERIES 2938, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY AS TO PARCEL 2; ISC CAPITAL LLC, SERIES 1105 A/K/A ISC CAPITAL LLC SERIES 1105, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY AS TO PARCEL 3; ISC CAPITAL LLC, SERIES 3237 A/K/A ISC CAPITAL LLC SERIES 3237, AN ILLINOIS SERIES LIMITED LIABILITY COMPANY AS TO PARCEL 4 (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 September 4, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 23, 2020 as Document Number 2029715193.

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

PARCEL 1:

LOT 56 (EXCEPT THE SOUTH 80 FEET) IN NORTH AVENUE HOME ACRES, A SUBDIVISION OF THE EAST 56 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 6 IN SUBDIVISION BY ELIZABETH BILSTEIN IN NORTH 1/2 OF LOT 3 AND THE NORTH 45/100 ACRES OF THE SOUTH 1/2 OF LOT 3 IN RICHOW AND BAUERMEISTER SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE

S Y
P 100 S
1/2 S
THIRD Y-4
SC Y
INTEK

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MODIFICATION OF MORTGAGE

Loan No: 6590129782

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Page 2

PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

PARCEL 3:

LOT 33 IN BLOCK 8 IN 12TH STREET ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE RIGHT OF WAY OF CHICAGO AND GREAT WESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOT 33 IN BLOCK 25 IN W. F. KAISER AND CO'S FIRST ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5747 N Talman Ave; 2742 W Nelson St; 3422 W Greenshaw St; 2064 W 18th St, Chicago, IL 60608. The Real Property tax identification number is 12-34-302-029 (Parcel 1), 13-25-208-015 (Parcel 2); 16-14-423-016 (Parcel 3); 13-01-419-004 (Parcel 4).

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

This Mortgage secures a renewal promissory note in the principal amount of \$1,370,000.00 dated March 4, 2022 that bears interest at a variable rate as described in the note with a maturity date of March 4, 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 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 remain 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.

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Loan No: 6590129782

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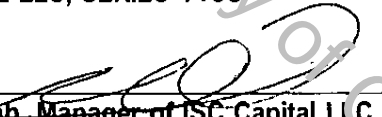
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 4, 2022.

GRANTOR:

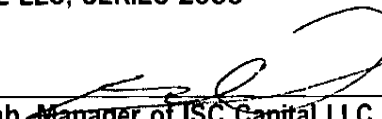
ISC CAPITAL LLC, SERIES 3237

By: 
David Itah, Manager of ISC Capital LLC, Series 3237

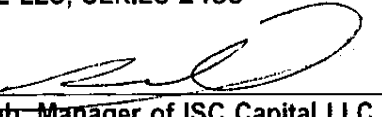
ISC CAPITAL LLC, SERIES 1105

By: 
David Itah, Manager of ISC Capital LLC, Series 1105

ISC CAPITAL LLC, SERIES 2938

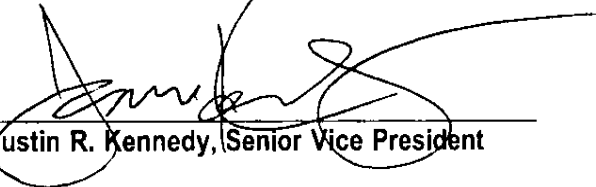
By: 
David Itah, Manager of ISC Capital LLC, Series 2938

ISC CAPITAL LLC, SERIES 2435

By: 
David Itah, Manager of ISC Capital LLC, Series 2435

LENDER:

HEARTLAND BANK AND TRUST COMPANY

X 
Justin R. Kennedy, Senior Vice President

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

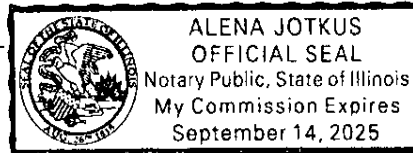
STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 4th day of March, 2022 before me, the undersigned Notary Public, personally appeared **David Itah, Manager of ISC Capital LLC, Series 3237**, 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 *David Itah* Residing at Riverwoods, IL

Notary Public in and for the State of Illinois

My commission expires 9/14/25



Notary Public of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

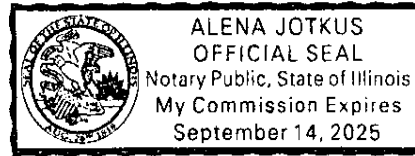
STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 4th day of March, 2022 before me, the undersigned Notary Public, personally appeared **David Itah, Manager of ISC Capital LLC, Series 1105**, 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 *David Itah* Residing at Riverwoods, IL

Notary Public in and for the State of Illinois

My commission expires 9/14/25



Notary Public, State of Illinois
 Clerk's Office

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MODIFICATION OF MORTGAGE

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois _____)

) SS

COUNTY OF Cook _____)

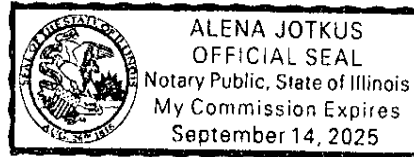
On this 4th day of March, 2022 before me, the undersigned Notary Public, personally appeared **David Itah, Manager of ISC Capital LLC, Series 2938**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification 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 *David Itah* _____

Residing at Riverwoods, IL _____

Notary Public in and for the State of Illinois _____

My commission expires 9/14/25 _____



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MODIFICATION OF MORTGAGE

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

)

) SS

COUNTY OF Cook

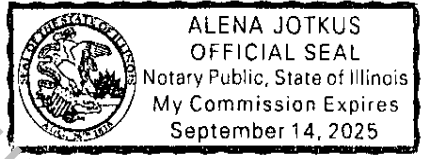
)

On this 4th day of March, 2022 before me, the undersigned Notary Public, personally appeared **David Itah, Manager of ISC Capital LLC, Series 2435**, 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 *David Itah* Residing at Riverwoods, IL

Notary Public in and for the State of Illinois

My commission expires 9/14/25



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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 4th day of March, 2022 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 Riverwoods, Il

Notary Public in and for the State of Illinois

My commission expires 9/14/25

