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Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2022 09:49 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Wintrust Financial Corp.
Middle Market Loan Servicing
9801 W Higgins Rd, 4th Floor
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Middle Market Loan Servicing
Wintrust Financial Corp.
9801 W Higgins Rd - 4th floor
Rosemont, IL 60018

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 21, 2021, is made and executed between J.A.R.S. Building LLC, an Illinois Limited Liability Company (referred to below as "Grantor") and Beverly Bank & Trust Company, N.A., whose address is 10258 S. Western Avenue, Chicago, IL 60643 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 2, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded December 9, 2015 as Document Number 1534356322 and Assignment of Rents dated December 2, 2015 and recorded as Document Number 1534356323.

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

PARCEL 1:

LOT 2 IN J.A.R.S. RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN CHICAGO METALLIC RESUBDIVISION, BEING A PART OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO SAID PLAT OF J.A.R.S. RESUBDIVISION RECORDED APRIL 4, 2014 AS DOCUMENT 1409429015, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 2 IN CHICAGO METALLIC RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 2009 AS DOCUMENT NO. 0933718000 IN THE VILLAGE OF BRIDGEVIEW COOK COUNTY ILLINOIS.

The Real Property or its address is commonly known as 9901 S. 76th Avenue, Bridgeview, IL 60455. The Real Property tax identification number is 23-12-211-033-0000 and 23-12-211-034-0000.

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

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

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This Modification reflects that (i) the definition of "Note" is hereby amended to read as follows: the promissory note dated October 22, 2021 in the principal amount of \$1,541,311.88 from Borrower to Lender together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement; and (ii) the maximum principal amount of indebtedness secured by the Mortgage is now \$3,082,623.76.

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 OCTOBER 21, 2021.

GRANTOR:

J.A.R.S. BUILDING LLC

By:


 Gregory A. Hinton, Manager of J.A.R.S. Building LLC

LENDER:

BEVERLY BANK & TRUST COMPANY, N.A.

X


 Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)



On this 01st day of OCTOBER, 2021 before me, the undersigned Notary Public, personally appeared Gregory A. Hinton, Manager of J.A.R.S. Building 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 Anna L. Rygiel Residing at LEMONT, IL

Notary Public in and for the State of ILLINOIS

My commission expires 3/23/2025

County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS

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COUNTY OF COOK

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On this 11th day of OCTOBER, 2021 before me, the undersigned Notary Public, personally appeared STEVE PARLER and known to me to be the VP, authorized agent for Beverly Bank & 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 Beverly Bank & Trust Company, N.A., duly authorized by Beverly Bank & 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 Beverly Bank & Trust Company, N.A..

By Anna L Rygiel Residing at LEMONT, IL

Notary Public In and for the State of ILLINOIS

My commission expires 3/23/2025

Cook County Clerk's Office