

# UNOFFICIAL COPY

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Doc#: 2213817011 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/18/2022 09:27 AM Pg: 1 of 5

Recording Requested By,  
And After Recording, Return To:  
WELLS FARGO BANK,  
NATIONAL ASSOCIATION  
MAC T7408-01V  
4101 Wiseman Blvd  
Bldg.108, Floor 1  
San Antonio, TX 78251  
General Phone Number: 210.543.3015  
Attn: Loan Documentation  
Prepared by: Sandra Childress

Address of Premises: 1960 Old Willow Road, Northbrook, Illinois 60062  
Permanent Index Number(s): 04-22-300-007-0000

## SECOND MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES

THIS MODIFICATION (this "Modification") is entered into as of March 17, 2022, by and between PASS-A-GRILLE REALTY COMPANY, a North Carolina corporation ("Mortgagor"), and WELLS FARGO BANK, NATIONAL ASSOCIATION ("Mortgagee").

### RECITALS

This Modification is entered into upon the basis of the following facts and understandings of the parties:

A. This Modification pertains to that certain Mortgage and Assignment of Rents and Leases dated as of September 27, 2019, executed by Mortgagor to Mortgagee, and recorded on October 2, 2019 as Document No. 1927506185 of the office of the Register of Deeds of Cook County, Illinois, as modified ("Mortgage"), with respect to the real property described on Exhibit A attached hereto and incorporated herein by this reference.

B. The obligations secured by the Mortgage have been modified, and Mortgagor and Mortgagee have agreed to modify the Mortgage to accurately reflect the obligations secured thereby.

NOW, THEREFORE, the parties hereto agree as follows:

1. The Mortgage is hereby modified to reflect as obligations secured thereby and included in the definition of Secured Obligations therein, in addition to any other Secured Obligations defined therein or arising thereunder, the payment to Mortgagee of all indebtedness and performance of all obligations evidenced by and arising under that certain promissory note dated as of March 17, 2022, executed by PASS-A-GRILLE REALTY COMPANY and THE BARTLETT REALTY COMPANY, INCORPORATED and payable to Mortgagee or its order on or before March 31, 2025, in the principal amount of Five Hundred Thousand Dollars (\$500,000.00) (which promissory note represents the refinancing of that certain promissory note dated as of December 18, 2020, and secured by the Mortgage), together with interest thereon, and any such indebtedness or other obligations incurred under or in connection with the credit accommodation evidenced by said promissory note, even if not specifically referenced therein.

2. The real property and the whole thereof described in the Mortgage shall remain subject to the lien, charge or encumbrance of the Mortgage and nothing herein contained or done pursuant hereto shall affect or be construed to affect the liens, charges or encumbrances of the Mortgage, or the priority thereof over other liens, charges or encumbrances, or to release or affect the liability of any party or

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parties who may now or hereafter be liable under or on account of said promissory notes and/or the Mortgage.

3. All terms and conditions of the Mortgage not expressly modified herein remain in full force and effect, without waiver or amendment. This Modification and the Mortgage shall be read together, as one document.

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the day and year first above written.

MORTGAGEE:

MORTGAGOR:

WELLS FARGO BANK,  
NATIONAL ASSOCIATION

PASS-A-GRILLE REALTY COMPANY

By: \_\_\_\_\_  
AMY V. DELFICO  
SENIOR VICE PRESIDENT

By: [Signature]  
JOSEPH A. MAIDA, TREASURER  
TREASURER

By: [Signature]  
CAROLA A. KIJEK,  
VICE PRESIDENT, SECRETARY

MORTGAGEE:

State of Connecticut  
County of Fairfield ss. Stamford (Town/City)

On this the 17<sup>th</sup> day of March, 2022, before me, Pamela Powell the undersigned officer, personally appeared Amy V. Delfico, who acknowledged himself/herself to be the Senior Vice President of Wells Fargo Bank, National Association, a national association, and that s/he, as such Senior Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the national association, by himself/herself as Senior Vice President

In witness whereof I hereunto set my hand.

[Signature]  
Signature of Notary Public

(Seal)

\_\_\_\_\_  
Title of Officer

Date Commission Expires: \_\_\_\_\_

PAMELA POWELL #167059  
Notary Public, State of Connecticut  
My Commission Expires July 31, 2024

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parties who may now or hereafter be liable under or on account of said promissory notes and/or the Mortgage.

3. All terms and conditions of the Mortgage not expressly modified herein remain in full force and effect, without waiver or amendment. This Modification and the Mortgage shall be read together, as one document.

IN WITNESS WHEREOF, the parties hereto have caused this Modification to be executed as of the day and year first above written.

MORTGAGEE:

MORTGAGOR:

WELLS FARGO BANK,  
NATIONAL ASSOCIATION

PASS-A-GRILLE REALTY COMPANY

By: *[Signature]*  
AMY V. DELFICO  
SENIOR VICE PRESIDENT

By: *[Signature]*  
JOSEPH A. MAIDA, TREASURER  
TREASURER

By: *[Signature]*  
CAROLA KIJEK,  
VICE PRESIDENT, SECRETARY

MORTGAGEE:

State of Connecticut  
County of Fairfield ss. Stamford (Town/City)

On this the 17<sup>th</sup> day of March, 2022, before me, Pamela Powell the undersigned officer, personally appeared Amy V. Delfico, who acknowledged himself/herself to be the Senior Vice President of Wells Fargo Bank, National Association, a national association, and that s/he, as such Senior Vice Pres, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the national association by himself/herself as Senior Vice President

In witness whereof I hereunto set my hand.

*[Signature]*  
Signature of Notary Public

(Seal)

\_\_\_\_\_  
Title of Officer

Date Commission Expires: PAMELA POWELL #167059  
Notary Public, State of Connecticut  
My Commission Expires July 31, 2024

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MORTGAGOR:

STATE OF CONNECTICUT

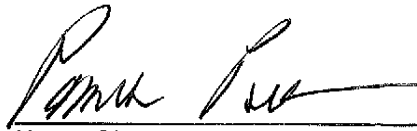
COUNTY OF Fairfield

} SS Stamford  
)

On this the 17<sup>th</sup> day of March, 2022, before me, Pamela Powell, the undersigned officer, personally appeared Carol A. Kijek, who acknowledged himself/herself to be the Vice President of Pass-A-Grille Realty Company, a corporation, and that he/she, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Vice President.

In witness whereof I hereunto set my hand.

PAMELA POWELL #167059  
Notary Public, State of Connecticut  
My Commission Expires July 31, 2024



Notary Signature  
Title of Officer

SEAL

My Commission Expires \_\_\_\_\_

STATE OF CONNECTICUT

COUNTY OF Fairfield

} SS Stamford  
)

On this the 17<sup>th</sup> day of March, 2022, before me, Pamela Powell, the undersigned officer, personally appeared Joseph A. Morala, who acknowledged himself/herself to be the Treasurer of Pass-A-Grille Realty Company, a corporation, and that he/she, as such Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Treasurer.

In witness whereof I hereunto set my hand.



Notary Signature  
Title of Officer

SEAL

My Commission Expires \_\_\_\_\_

PAMELA POWELL #167059  
Notary Public, State of Connecticut  
My Commission Expires July 31, 2024

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EXHIBIT A  
TO  
MODIFICATION OF MORTGAGE AND  
ASSIGNMENT OF RENTS AND LEASES

Exhibit A to Modification of Mortgage and Assignment of Rents and Leases executed by PASS-A-GRILLE REALTY COMPANY, as Mortgagor, to WELLS FARGO BANK, NATIONAL ASSOCIATION, as Mortgagee, dated as of March 17, 2022.

Street Address of Subject Property: 1960 Old Willow Road, Northbrook, Illinois 60062.  
Permanent Real Estate Index Number: 04-22-300-007-0000.

Description of Property

THE EAST 264 FEET OF THE SOUTH HALF OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.