

# UNOFFICIAL COPY



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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2022 11:45 AM PG: 1 OF 4

This Instrument was prepared by and  
when recorded return to:

William A. Walker  
Nisen & Elliott, LLC  
200 W. Adams Street, Suite 2500  
Chicago, IL 60606

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FIRST AMENDMENT TO  
MORTGAGE AND SECURITY AGREEMENT  
WITH ASSIGNMENT OF RENTS AND  
FIXTURE FILING

Dated as of

4/28, 2022

FROM  
PAUL H. BUEHLER, AS TRUSTEE OF  
THE PAUL H. BUEHLER DECLARATION OF  
TRUST U/A/D 4/14/16

TO

HINSDALE BANK & TRUST COMPANY, N.A.

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## FIRST AMENDMENT TO MORTGAGE AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS AND FIXTURE FILING

This First Amendment to Mortgage and Security Agreement with Assignment of Rents and Fixture filing (the "*Amendment*") is dated as of 4/28, 2022, from Paul H. Buehler, as Trustee of the Paul H. Buehler Declaration of Trust U/A/D 4/14/16 with its principal place of business and mailing address at 1421 W. 47<sup>th</sup> Street, Chicago, IL 60609 (hereinafter referred to as "*Mortgagor*"), to Hinsdale Bank & Trust Company, N.A. with its mailing address at 25 East First Street, Hinsdale, IL 60521 (hereinafter referred to as "*Mortgagee*");

**WHEREAS**, the Mortgagor previously executed and delivered to Mortgagee that certain Mortgage and Security Agreement with Assignment of Rents and Fixture Filing dated March 31, 2020 (the "*Original Mortgage*") which Original Mortgage was recorded with the Cook County Recorder on February 17, 2021 as document no. 2104822013; and

**WHEREAS**, Mortgagor and its Affiliates (collectively the "*Borrower*") now desire to obtain additional financing from the Mortgagee and Mortgagee is willing to provide such financing provided the obligations of Borrower under the existing and new facilities continue to be secured by the Original Mortgage as modified by this Amendment, and Mortgagor has agreed to continue to provide such security.

**NOW THEREFORE**, the Original Mortgage is hereby amended, as of the date hereof, as follows:

1. **Definitions.** Any defined terms used herein without additional definition shall have the meaning's set forth on the Original Mortgage.
2. **Revolving Loan.** The maximum amount of the "Revolving Loan" as set forth in the recitals of the Original Mortgage is increased to Eight Hundred Thousand Dollars (\$800,000.00).
3. **Aggregate Loans.** As a result of this Amendment the aggregate amount of the Notes of Borrower secured by the Mortgaged Premises is \$1,467,855.00.
4. **Reaffirmation.** The remainder of the Original Mortgage shall remain unchanged and in full force and effect and is hereby reaffirmed by Mortgagor.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Mortgagor has caused this Amendment to be signed and sealed the day and year first above written.

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*Paul H Buehler*

Paul H. Buehler, as Trustee of the Paul H. Buehler Declaration of Trust U/A/D 4/14/16

STATE OF ILLINOIS )

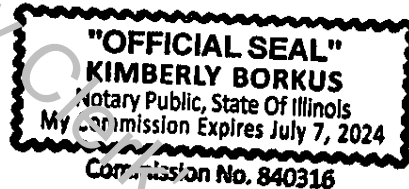
) SS

COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of April, 2022, by Paul H. Buehler, as Trustee of the Paul H. Buehler Declaration of Trust U/A/D 4/14/16, pursuant to authority granted by such Trust instrument.

Given under my hand and notarial seal this 28<sup>th</sup> day of April, 2022.

*Kimberly Borkus*  
Notary Public



Property of Cook County Clerk's Office

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## Schedule A

### Legal Description

#### PARCEL 1:

LOTS 39, 40, 41 AND 42 IN KAY'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

LOTS 48 AND 49 IN COUNSELMAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

LOTS 43, 44, 45 AND 46 IN KAY'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PINS:

20-08-102-049-0000  
20-08-103-001-0000  
20-08-103-002-0000  
20-08-103-003-0000  
20-08-103-004-0000  
20-08-103-005-0000  
20-08-103-006-0000  
20-08-103-007-0000  
20-08-103-008-0000

Property Address: 1421 W. 47th Street, Chicago, IL 60609