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Doc# 2214655036 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2022 02:44 PM PG: 1 OF 4

RECORDATION REQUESTED BY:

Heartland Bank and Trust
Company
BR# 540-Aurora-AUR
1575 Ogden Ave
Aurora, IL 60503

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
1575 Ogden Ave
Aurora, IL 60503

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 5, 2022, is made and executed between Mulder Palos Hills, LLC (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 1575 Ogden Ave, Aurora, IL 60503 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 5, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on June 15, 2020 as Document Number 2016707059.

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

Parcel 1:

East 115.85 feet and (except the north 66 feet dedicated for 112th place) of the South 301.65 feet of the North 1236.65 feet of the West 14 acres of the East 26 acres of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 24, Township 37 North, range 12, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2:

The South 568.65 feet of the North 1805.30 feet of the West 14 acres of the East 26 acres of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 24, Township 37 North, Range 12 East of the Third Principal Meridian (except that part conveyed to the Sanitary District of Chicago Document 4872765) in Cook County, Illinois

The Real Property or its address is commonly known as 7727 W 112th Pl, Palos Hills, IL 60465. The Real Property tax identification number is 23-24-100-157-0000.

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

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KAREN A. YARBROUGH

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

Loan No: 6590124819

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This Mortgage secures a renewal promissory note in the principal amount of \$275,000.00 dated May 5, 2022 that bears interest at a variable rate as described in the note with a maturity date of May 3, 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 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 MAY 5, 2022.

GRANTOR:

MULDER PALOS HILLS, LLC

By: 

David A Mulder, Manager of Mulder Palos Hills, LLC

LENDER:

HEARTLAND BANK AND TRUST COMPANY

X 

Ryan W. Kastner, Senior Vice President

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590124819

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Will)

On this 10th day of May, 2022 before me, the undersigned Notary Public, personally appeared **David A Mulder, Manager of Mulder Palos Hills, 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 Kelly A. Isdale Residing at _____

Notary Public in and for the State of IL

My commission expires 9/28/2025



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Will)

On this 18th day of May, 2022, before me, the undersigned Notary Public, personally appeared **Ryan W. Kastner** 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 Kelly A. Isdale Residing at _____

Notary Public in and for the State of IL

My commission expires 9/28/2025



County Clerk's Office