

Illinois Anti-Predatory
Lending Database
Program

Doc#: 2225515106 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2022 04:27 PM Pg: 1 of 4

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN: 15-36-203-045-0000**

Address:

Street: 3144-50 S HARLEM AVE

Street line 2:

City: RIVERSIDE

State: IL

ZIP Code: 60546

Lender: CENTIER BANK

Borrower: S&S HARLEM, LLC

Loan / Mortgage Amount: \$5,100,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity or person.

Certificate number: 15762553-DB06-4AFD-9E9C-6C99BBD4ECD0

Execution date: 8/30/2022

UNOFFICIAL COPY**RECORDATION REQUESTED BY:**

**CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410**

WHEN RECORDED MAIL TO:

**CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410**

SEND TAX NOTICES TO:

**CENTIER BANK
600 EAST 84TH AVENUE
MERRILLVILLE, IN 46410**

FOR RECORDER'S USE ONLY**This Modification of Mortgage prepared by:**

**JOHN J RYBICKI, VICE PRESIDENT
CENTIER BANK
600 East Avenue
Merrillville, IN 46410**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 30, 2022, is made and executed between **S&S HARLEM, LLC**, whose address is **6351 W MONTROSE AVE # 324, CHICAGO, IL 60634-1563** (referred to below as "Grantor") and **CENTIER BANK**, whose address is **600 E 84th Avenue, Merrillville, IN 46410** (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 21, 2022 (the "Mortgage") which has been recorded in **COOK County, State of Illinois**, as follows:

The Mortgage was recorded on June 23, 2022 as Document Number **2217422020** with a maximum lien amount of **\$5,100,000.00** in the record of Cook County Illinois.

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

LOT 1039 (EXCEPT THAT PART DEDICATED FOR HARLEM AVENUE) AND THE EAST HALF OF LOT 1040 IN BLOCK 21 IN THE THIRD DIVISION OF RIVERSIDE IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as **3144-50 S HARLEM AVE, RIVERSIDE, IL 60546-2050**. The Real Property tax identification number is **15-36-203-046-0000, 15-36-203-046-0000, 15-36-203-046-0000**.

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

A. The Definition of "Related Borrower" is hereby amended and replaced with the following language:

Related Borrower. The words "Related Borrower" mean **S&S Maple LLC, S&S Lincoln, LLC and S&S Laramie LLC**, individually and collectively, and includes all co-signers and co-makers signing the Related Note between Related Borrower and Lender. The Related Borrower has common ownership with Grantor. The making of the Related Note and other loans to the Related Borrower are in Grantor's best interest and the making of said loans is sufficient consideration for Grantor to grant this Mortgage.

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 endorser 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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MODIFICATION OF MORTGAGE (Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 30, 2022.

GRANTOR:

S&S HARLEM, LLC
[Signature]

By: BEKIM MEHMETI, Manager of S&S HARLEM, LLC

LENDER:

CENTIER BANK

X *[Signature]*
John J Rybicki, Vice President

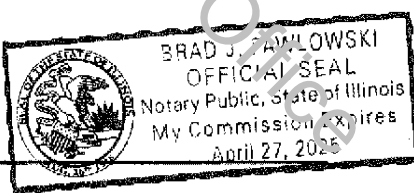
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 29 day of August 2022 before me, the undersigned Notary Public, personally appeared BEKIM MEHMETI, Manager of S&S HARLEM, 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 *[Signature]* Residing at 6534 Northwest Ave Chicago IL 60631
Notary Public in and for the State of Illinois

My commission expires _____



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

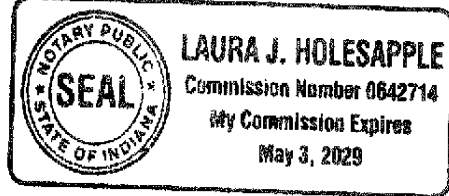
STATE OF Indiana)
) SS
 COUNTY OF Lake)

On this 30th day of August, 2022 before me, the undersigned Notary Public, personally appeared **John J Rybicki** and known to me to be the **Vice President**, authorized agent for **CENTIER BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **CENTIER BANK**, duly authorized by **CENTIER BANK** 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 **CENTIER BANK**.

By Laura J. Holesapple Residing at Lake Co

Notary Public in and for the State of Indiana

My commission expires 07/3/29



County Clerk's Office