

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

PeopleFirst Bank  
3100 Theodore Street  
Joliet, IL 60435

Doc#: 2228441203 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/11/2022 12:46 PM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

PeopleFirst Bank  
3100 Theodore Street  
Joliet, IL 60435

**SEND TAX NOTICES TO:**

PeopleFirst Bank  
3100 Theodore Street  
Joliet, IL 60435

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

AURORA PRAGIDES, VICE PRESIDENT LOAN OPERATIONS  
PeopleFirst Bank  
3100 Theodore Street  
Joliet, IL 60435

FIDELITY NATIONAL  
TITLE INSURANCE

OC 20037285

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated 09-21-2022, is made and executed between ONE4 HOLDINGS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, whose address is 1090 WALTER STREET, LEMONT, IL 60439 (referred to below as "Grantor") and PeopleFirst Bank, whose address is 3100 Theodore Street, Joliet, IL 60435 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated October 7, 2020 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**MORTGAGE AND ASSIGNMENT OF RENTS DATED OCTOBER 7, 2020 RECORDED ON FEBRUARY 2, 2021 AT THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBERS 2103339302 AND 2103339303 RESPECTIVELY.**

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

LOT 8 IN HILLVIEW ESTATES UNIT NO. 4, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 433 GLENYS DRIVE, LEMONT, IL 60439. The Real Property tax identification number is 22-29-416-052-0000.

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

**THIS COMMERCIAL LINE OF CREDIT LOAN IS NOW BEING MODIFIED / RENEWED**

**THE PRINCIPAL LOAN AMOUNT IS INCREASING FROM \$350,000.00 TO \$500,000.00;**

**THE MATURITY DATE IS EXTENDED FROM OCTOBER 4, 2024 TO OCTOBER 4, 2025,**

**ALL OTHER TERMS AND CONDITIONS OF THIS CREDIT REMAIN IN FULL FORCE AND EFFECT.**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain

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## MODIFICATION OF MORTGAGE

(Continued)

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 09-21-2022.**

**GRANTOR:**


**ONE4 HOLDINGS LLC**

By:   
 \_\_\_\_\_  
**DAVID M JOHNSON, Manager of ONE4 HOLDINGS LLC**

By:   
 \_\_\_\_\_  
**ASHLEY E JOHNSON, Manager of ONE4 HOLDINGS LLC**

**LENDER:**

**PEOPLEFIRST BANK**

X   
 \_\_\_\_\_  
 Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

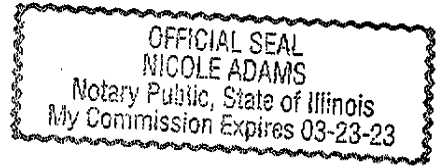
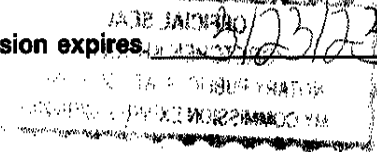
STATE OF IL )  
 ) SS  
COUNTY OF Will )

On this 07 day of September, 2022 before me, the undersigned Notary Public, personally appeared **DAVID M JOHNSON, Manager of ONE4 HOLDINGS LLC** and **ASHLEY E JOHNSON, Manager of ONE4 HOLDINGS LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Nicole Adams Residing at Will

Notary Public in and for the State of \_\_\_\_\_

My commission expires 3/23/23



COOK County Clerk's Office

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## MODIFICATION OF MORTGAGE

(Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Will )

On this 21<sup>st</sup> day of September, 2022 before me, the undersigned Notary Public, personally appeared J. Matthew BDO and known to me to be the SVP Chief Inn Officer, authorized agent for PeopleFirst Bank that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of PeopleFirst Bank, duly authorized by PeopleFirst 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 PeopleFirst Bank

By [Signature] Residing at 3100 Theodore St. Joliet, IL 60435

Notary Public in and for the State of Illinois

My commission expires 2/16/2026

