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Doc#: 2228628032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2022 11:09 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
American Commercial Bank &
Trust, NA
701 LaSalle Street
Ottawa, IL 61350

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Cathy Peters, 2nd VP
American Commercial Bank & Trust, NA
701 LaSalle Street
Ottawa, IL 61350

MODIFICATION OF MORTGAGE



#####074010032022

THIS MODIFICATION OF MORTGAGE dated October 3, 2022, is made and executed between Pheebee Reeltee, LLC, whose address is 8851 Skokie Boulevard, Skokie, IL 60077 (referred to below as "Grantor") and American Commercial Bank & Trust, NA, whose address is 701 LaSalle Street, Ottawa, IL 61350 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 8, 2022 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage dated as of September 8, 2022 executed by Pheebee Reeltee, LLC ("Grantor") for the benefit of American Commercial Bank & Trust, NA ("Lender"), recorded in the office of the Cook County Recorder of Deeds (the "Recorder's Office") on September 16, 2022 as document no. 2225913150, and Assignment of Rents of even date therewith executed by Grantor for the benefit of Lender, recorded on September 16, 2022 as document no. 2225913151.

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

LOTS 10, 11, 12 AND 13 (EXCEPT THAT PART TAKEN FOR ALLEY) AND LOT 14 IN BLOCK 1 IN EDWARDS AND DANA'S ADDITION TO IRVING PARK, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3918 West Irving Park Road, Chicago, IL 60618.

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MODIFICATION OF MORTGAGE (Continued)

The Real Property tax identification number is 13-14-327-025-0000 & 13-14-327-026-0000 & 13-14-327-027-0000 & 13-14-327-028-0000.

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

This Modification of Mortgage reflects the following:

- (1) An increase in the principal amount of Indebtedness secured by the Mortgage to **\$1,025,000.00**.
- (2) At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed **\$1,025,000.00**.

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 OCTOBER 3, 2022.

GRANTOR:

PHEEBEE REELTEE, LLC

By: _____
David I. Jacobson, Manager of Pheebie Reeltee, LLC

LENDER:

AMERICAN COMMERCIAL BANK & TRUST, NA

X _____
Authorized Signer

DeWitt County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS

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COUNTY OF Cook

) SS

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On this 3rd day of October, 2022 before me, the undersigned Notary Public, personally appeared David I. Jacobson, Manager of Phebee Reeltee, 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 BRYGITH SANCHEZ Residing at SCHAUMBURG, IL

Notary Public in and for the State of ILLINOIS

My commission expires 07/10/2025

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)



On this 3 day of OCTOBER, before me, the undersigned Notary Public, personally appeared JON SOBRAK and known to me to be the PARTNER, authorized agent for American Commercial Bank & Trust, NA that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of American Commercial Bank & Trust, NA, duly authorized by American Commercial Bank & Trust, NA 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 American Commercial Bank & Trust, NA.

By BRYGITH SANCHEZ Residing at SCHAUMBURG, IL

Notary Public in and for the State of ILLINOIS

My commission expires 07/10/2025