

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Heartland Bank and Trust
Company
BR# 525-Western
Springs-WSW
4456 Wolf Rd
Western Springs, IL 60558



Doc# 2231257041 Fee \$93.00

WHEN RECORDED MAIL TO:

Heartland Bank and Trust
Company
Attn: Commercial Loan
Support
P.O. Box 67
Bloomington, IL 61702-0067

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 11/08/2022 03:04 PM PG: 1 OF 5

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Sheri Leesman
Heartland Bank and Trust Company
4456 Wolf Rd
Western Springs, IL 60558

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 30, 2022, is made and executed between Market Properties LLC (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 4456 Wolf Rd, Western Springs, IL 60558 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 31, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 31, 2017 as Document Number 1730446237.

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

LOTS 257 AND 258 IN NORTH AVENUE ADDITION TO MELROSE PARK, BEING A SUBDIVISION OF THE NORTH 63 ACRES OF THE NORTHWEST 1/4 OF SECTION 3, 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 1729 N 25th Ave, Melrose Park, IL 60160. The Real Property tax identification number is 15-03-108-055-0000.

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

This Mortgage secures a renewal promissory note in the principal amount of \$153,621.46 dated October 30, 2022 that bears interest at the rate described in the note with a maturity date of October 30, 2027 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 in full force and effect.

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

Loan No: 6590111545

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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 30, 2022.

GRANTOR:**MARKEL PROPERTIES LLC**By: 

Christopher M Markel, Member of Markel Properties LLC

LENDER:**HEARTLAND BANK AND TRUST COMPANY**x 

Rebecca K. Kluchki, Vice President

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590111545

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____)
) SS
 COUNTY OF _____)

On this _____ day of _____, _____ before me, the undersigned Notary Public, personally appeared **Christopher M Markel, Member of Markel Properties 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 _____ Residing at _____

Notary Public in and for the State of _____

My commission expires _____

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590111545

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 31 day of October, 2022 before me, the undersigned Notary Public, personally appeared **Christopher M Markel, Member of Markel Properties 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 _____

Notary Public in and for the State of Illinois

My commission expires 7/9/2024



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 6590111545

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 31 day of October 2022 before me, the undersigned Notary Public, personally appeared **Rebecca K. Kluchki** and known to me to be the **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 [Signature] Residing at _____

Notary Public in and for the State of IL

My commission expires 7/9/24



Property of Cook County Clerk's Office