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Doc#: 2302045241 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2023 02:58 PM Pg: 1 of 5

RECORDATION REQUESTED BY:
BRICKYARD BANK
6676 N. LINCOLN AVENUE
LINCOLNWOOD, IL
60712-3631

WHEN RECORDED MAIL TO:
BRICKYARD BANK
6676 N. LINCOLN AVENUE
LINCOLNWOOD, IL
60712-3631

SEND TAX NOTICES TO:
BRICKYARD BANK
6676 N. LINCOLN AVENUE
LINCOLNWOOD, IL
60712-3631

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
BRICKYARD BANK
BRICKYARD BANK
6676 N. LINCOLN AVENUE
LINCOLNWOOD, IL 60712

FIDELITY NATIONAL TITLE
SC22025010

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 21, 2022, is made and executed between CHRIS NICHOLOPOULOS, not personally but as Trustee on behalf of THE CHRIS NICHOLOPOULOS REVOCABLE TRUST, UNDER TRUST AGREEMENT DATE AUGUST 2, 2001 (AS TO AN UNDIVIDED 1/2 INTEREST), whose address is 8901 OLEANDER, MORTON GROVE, IL 60053 (referred to below as "Grantor") and BRICKYARD BANK, whose address is 6676 N. LINCOLN AVENUE, LINCOLNWOOD, IL 60712-3631 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 21, 2012 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

MORTGAGE DATED DECEMBER 21, 2012 AND RECORDED JANUARY 3, 2013 AS DOCUMENT NUMBER 1300335084 FROM CHRIS NICHOLOPOULOS REVOCABLE TRUST UNDER TRUST AGREEMENT DATED AUGUST 2, 2001 AND CHRIS NICHOLOPOULOS TO BRICKYARD BANK IN THE AMOUNT OF \$721,035.49.

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

See SEE EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 9550 W. 179TH STREET, TINLEY PARK, IL 60487. The Real Property tax identification number is 27-34-120-007-0000.

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

EXTEND MATURITY DATE TO DECEMBER 21, 2027. THIS MODIFICATION IS EVIDENCED BY A PROMISSORY NOTE DATED DECEMBER 21, 2022 IN THE AMOUNT OF \$414,451.23.

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

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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.

WAIVER OF RIGHT OF REDEMPTION. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-1601(b) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON GRANTOR'S BEHALF AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 21, 2022.

GRANTOR:

THE CHRIS NICHOLOPOULOS REVOCABLE TRUST, U/D DATED AUGUST 2, 2001

By: *Chris Nicholopoulos*

CHRIS NICHOLOPOULOS, Trustee of THE CHRIS NICHOLOPOULOS REVOCABLE TRUST, U/D DATED AUGUST 2, 2001

LENDER:

BRICKYARD BANK

x *Charles Davelle*
Authorized Signer

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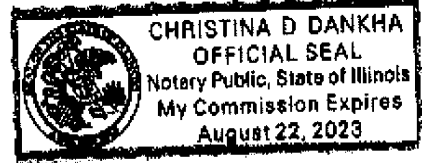
MODIFICATION OF MORTGAGE (Continued)

TRUST ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

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On this 12th day of December, 2022 before me, the undersigned Notary Public, personally appeared **CHRIS NICHOLOPOULOS, Trustee of THE CHRIS NICHOLOPOULOS REVOCABLE TRUST, U/D DATED AUGUST 2, 2001**, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Olivia Dulla

Residing at 6676 N. Lincoln Ave.
Lincolnwood IL 60712

Notary Public in and for the State of Illinois

My commission expires 8/22/2023

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

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On this 19th day of December, 2022 before me, the undersigned Notary Public, personally appeared Christina Dankha and known to me to be the Portfolio Management Officer, authorized agent for **BRICKYARD BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **BRICKYARD BANK**, duly authorized by **BRICKYARD 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 **BRICKYARD BANK**.

By Hilda Rasho

Residing at 6076 N Lincoln Ave
Lincolnwood IL 60712

Notary Public in and for the State of IL

My commission expires 3/5/2025

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EXHIBIT A

Order No.: SC22025010

For APN/Parcel ID(s): 27-34-120-007-0000

For Tax Map ID(s): 27-34-120-007-0000

Lot 3 in Tinley Glenn Resubdivision being a resubdivision of Lots 1, 2, 3 and 4 in Tinley Glenn, being a subdivision as recorded per Document No. 95895181 of part of the West Half of the West Half of the Northwest Quarter of Section 34, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois but excepting therefrom that portion of said Lot 3 described as follows: Beginning at the Southwest corner of said Lot 3; thence on an assumed bearing of North 00 degrees 00 minutes 30 seconds East 6.041 meters (19.82 feet), along the Westerly line of said Lot 3, to a 5/8" rebar with an allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017"; thence South 77 degrees 34 minutes 08 seconds East 27.976 meters (91.78 feet) to a 5/8" rebar with an allied cap stamped "State of Illinois Division of Highways Right-of-Way Corner IPLS 2017", and to a point on the Southerly line of said Lot 3; thence South 89 degrees 57 minutes 38 seconds West 27.321 meters (89.64 feet), along the said Southerly line of Lot 3, to the point of beginning, in Cook County, Illinois

Cook County Clerk's Office