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Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2023 04:17 PM Pg: 1 of 4

RECORDATION REQUESTED BY:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

WHEN RECORDED MAIL TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
SP 110524250-1
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 28, 2023, is made and executed between 700 LAKE COOK LLC, whose address is 5277 TRILLIUM BLVD, HOFFMAN ESTATES, IL 60192 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 28, 2022 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED IN COOK COUNTY ON FEBURARY 9, 2022 USING THE RECORDING NUMBERS 2204007076 AND 2204007076.

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

LOTS 1 AND 2 IN THE FINAL PLAT OF BLUESTONE RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN BUFFALO GROVE COMMERCE CENTER UNIT 1B IN PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE AND COOK COUNTIES, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 2022 AS DOCUMENT 7862372, IN LAKE COUNTY AND RECORDED JANUARY 20, 2022 AS DOCUMENT 2202019040 IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 700 EAST LAKE COOK ROAD, BUFFALOL GROVE, IL 60089. The Real Property tax identification number is 15-34-310-011 (LAKE CO) AND 03-03-100-064-0000 (COOK CO).

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

LOAN HAS BEEN CONVERTED TO THE END MORTGAGE TERMS. EXTEND THE MATURITY DATE BY FOUR YEARS UNTIL JANUARY 28, 2027. CHANGE INTEREST RATE FROM WALL STREET JOURNAL PRIME PLUS 0.50% FLOATING WITH A FLOOR OF 3.75% TO 6.25% FIXED AND COVERT INTEREST PAYMENTS TO PRINCIPAL AND INTEREST MONTHLY. ALL OTHER TERMS AND CONDITIONS REMAIN

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MODIFICATION OF MORTGAGE

(Continued)

THE SAME. .

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 JANUARY 28, 2023.

GRANTOR:

700 LAKE COOK LLC

HPI MANAGEMENT INC, Manager of 700 LAKE COOK LLC

By: 
RICK E HEIDNER, President of HPI MANAGEMENT INC

LENDER:

FIRST NATIONS BANK

x Susie Pardell Ln.Ops.
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

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) SS

COUNTY OF COOK

)

On this 28th day of January, 2023 before me, the undersigned Notary Public, personally appeared **RICK E HEIDNER, President of HPI MANAGEMENT INC, Manager of 700 LAKE COOK 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 Bridget M. Leen

Residing at Niles

Notary Public in and for the State of Illinois

My commission expires Feb. 17, 2025



CLERK OF COOK COUNTY Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)

) SS

COUNTY OF Cook)

On this 28 day of January, 2023 before me, the undersigned Notary Public, personally appeared Susie Pardell and known to me to be the in Ops., authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 **FIRST NATIONS BANK**.

By Bridget M. Leen Residing at Niles

Notary Public in and for the State of Illinois

My commission expires Feb. 17, 2025

