

# UNOFFICIAL COPY

Doc#: 2305406061 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/23/2023 10:04 AM 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**

**SEND TAX NOTICES TO:**  
**FIRST NATIONS BANK**  
**7757 W. DEVON AVENUE**  
**CHICAGO, IL 60631-1509**

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:  
SP #11052435-1  
FIRST NATIONS BANK  
7757 W. DEVON AVENUE  
CHICAGO, IL 60631-1509

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 28, 2022 is made and executed between NEW BUFFALO GROVE 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 LAKE AND COOK County, State of Illinois, as follows:

RECORDED IN COOK COUNTY ON FEBRUARY 18, 2022 USING THE RECORDING NUMBERS 2204939169 AND 2204939170.

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

LOTS 3 AND 4 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 704 EAST LAKE COOK ROAD (LOT 3) AND 105 LEXINGTON DRIVE (LOT 4), BUFFALO 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:

EXTEND THE MATURITY DATE BY ONE YEAR UNTIL JANUARY 28, 2024. MODIFY THE INTEREST RATE FROM 4.25% FIXED TO WALL STREET JOURNAL PRIME FLOATING PLUS 0.50% WITH A FLOOR OF 5.00% AND CHANGE THE PAYMENTS FROM INTEREST ONLY TO INTEREST AND ESCROW MONTHLY.

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

**ALL OTHER TERMS AND CONDITIONS REMAIN 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:**

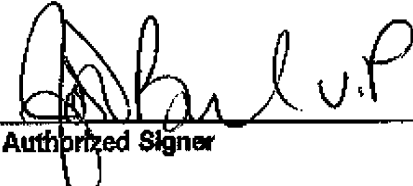
**NEW BUFFALO GROVE LLC**

**HPI MANAGEMENT INC, Manager of NEW BUFFALO GROVE LLC**

By:   
**RICK E HEIDNER, President of HPI MANAGEMENT INC**

**LENDER:**

**FIRST NATIONS BANK**

x   
**Authorized Signer**

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

(Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

)

) SS

COUNTY OF COOK

)

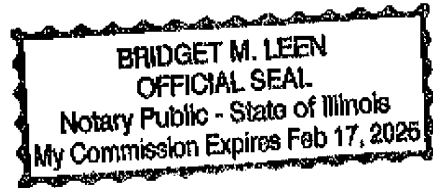
On this 28 day of January, 2023 before me, the undersigned Notary Public, personally appeared **RICK E HEIDNER, President of HPI MANAGEMENT INC, Manager of NEW BUFFALO GROVE LLC**, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage 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

# UNOFFICIAL COPY

## 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 Jodi Bulanda and known to me to be the VP, 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

