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RECORDATION REQUESTED BY:
GREENSTATE CREDIT UNION
2355 Landon Rd
PO Box 800
North Liberty, IA 52317

Doc#: 2309441228 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/04/2023 02:46 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
GREENSTATE CREDIT UNION
2355 Landon Rd
PO Box 800
North Liberty, IA 52317

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Sonia M. Gonzalez, Commercial Loan Assistant
GREENSTATE CREDIT UNION
2355 Landon Rd
North Liberty, IA 52317

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 1, 2023, is made and executed between PM Properties LLC, whose address is 724 Interlochen Ct, Riverwoods, IL 60015 (referred to below as "Grantor") and GREENSTATE CREDIT UNION, whose address is 2355 Landon Rd, PO Box 800, North Liberty, IA 52317 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 23, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded 12/29/2016 as Doc.#1636433056 by Cook County Recorder of Deeds and as modified from time to time.

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

Lot 38 IN J.B. BOBB'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1023 Garnett Place, Evanston, IL 60201. The Real Property tax identification number is 11-18-107-032-0000.

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

At this time GreenState Credit Union f/k/a Oxford Bank and Trust Company will extend the maturity date from April 1, 2023 to April 15, 2026 principal and interest payments in the amount of \$2,373 will be due on the 15th of each month beginning on April 15, 2023 and will continue until paid in full or loan maturity. The rate is being changed from a fixed rate of 3.550% to a fixed rate of 6.250%. Prepayment penalty of 5%,4%,3%,2%,1% with a sales waiver. Interest calculation method will be changed to 365/365 basis. All other terms and conditions will 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.

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MODIFICATION OF MORTGAGE (Continued)

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED APRIL 1, 2023.

GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR:

PM PROPERTIES LLC

By: [Signature]
Walter C. Matan, Manager of PM Properties LLC

By: [Signature]
Ivan Popovic, Member of PM Properties LLC

By: [Signature]
Nada Popovic, Member of PM Properties LLC

LENDER:

GREENSTATE CREDIT UNION

X [Signature]
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

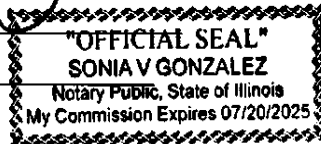
COUNTY OF DuPage) SS)

On this 1st day of April, 2023 before me, the undersigned Notary Public, personally appeared Walter C. Matan, Manager of PM 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 Cook

Notary Public in and for the State of _____

My commission expires _____



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MODIFICATION OF MORTGAGE (Continued)

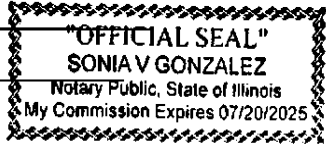
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE) SS
)

On this 1ST day of APRIL, 2023 before me, the undersigned Notary Public, personally appeared Ivan Popovic, Member of PM 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 COOK

Notary Public in and for the State of _____
 My commission expires _____



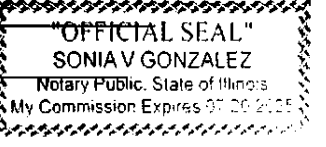
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE) SS
)

On this 1ST day of APRIL, 2023 before me, the undersigned Notary Public, personally appeared Nada Popovic, Member of PM 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 COOK

Notary Public in and for the State of _____
 My commission expires _____



Notary Public of Cook County, Illinois Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

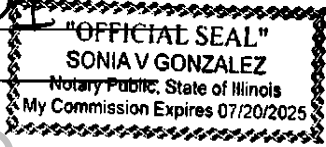
STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE) SS
)

On this 1st day of APRIL, 2023 before me, the undersigned Notary Public, personally appeared Dan Tutunaj and known to me to be the VICE President, authorized agent for **GREENSTATE CREDIT UNION** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **GREENSTATE CREDIT UNION**, duly authorized by **GREENSTATE CREDIT UNION** through its board of directors or otherwise, for the use 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 **GREENSTATE CREDIT UNION**.

By [Signature] Residing at COOK

Notary Public in and for the State of ILLINOIS

My commission expires _____



Property of Cook County Clerk's Office