

UNOFFICIAL COPY



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RECORDATION REQUESTED BY:

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

Doc# 2310141107 Fee \$70.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/11/2023 02:54 PM PG: 1 OF 8

WHEN RECORDED MAIL TO:

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

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Ryan Hoffman
Heartland Bank and Trust Company
4456 Wolf Rd
Western Springs, IL 60558

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 10, 2023, is made and executed between Pleiades Properties, L.L.C. (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 March 14, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on March 20, 2017 as Document Number 1707916006.

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

PARCEL 1:

Lot 1 (except that part which lies East of a straight line drawn from a point in the North line of Lot 1, Block 1, Cuyler's Addition, 5.27 feet West of the North East corner thereof to a point in the South line of Lot 42 in Block 4 in said Cuyler's Addition which is 7.37 feet West of the South East corner thereof) and all of Lots 2, 3 and 4 in Block 2 in Cuyler's Addition to Ravenswood, a subdivision of the South West 1/4 of the South East 1/4 (except railroad) of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lots 5, 6, 7, 36, 37, 38, 39, 40, 41 and 42 except the East 6 feet thereof in Block 2 in Cuyler's Addition to Ravenswood, being a subdivision of the South West 1/4 of the South East 1/4 (except railroad) of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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P 8
S Y-1
SC
INT Ry

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

Loan No: 6590108606

(Continued)

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PARCEL 3:

All that part of the East-West 16 foot public alley lying South of the South line of Lots 1 to 7, both inclusive; lying North of the North line of Lots 36 to 42, both inclusive; lying East of a line drawn from the South West corner of Lot 7 to the North West corner of Lot 36; all in Block 2 in Cuyler's Addition to Ravenswood, being a subdivision of the South West 1/4 of the South East 1/4 (except railroad) of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, as vacated by Ordinance recorded May 5, 1995, as Document Number 95298304.

The Real Property or its address is commonly known as 1801-15 W Warner Ave and 1800 W Belle Plaine Ave, Chicago, IL 60613. The Real Property tax identification number is 14-18-417-017-0000 (Parcel 1); 14-18-417-028-0000 (Parcel 2 & 3); 14-18-417-029-0000 (Parcel 2 & 3); 14-18-417-030-0000 (Parcel 2 & 3); 14-18-417-031-0000 (Parcel 2 & 3); 14-18-417-033-0000 (Parcel 2).

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

This Mortgage secures a renewal promissory note in the principal amount of \$850,000.00 dated March 10, 2023 that bears interest at a variable rate as described in the note with a maturity date of March 10, 2025 together with all renewals or 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 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 endorser 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 MARCH 10, 2023.

GRANTOR:

PLEIADES PROPERTIES, L.L.C.

By: 
Gwyneth Lane Johnson, Manager of Pleiades Properties, L.L.C.

By: _____
Charles Stillwell Lane, Manager of Pleiades Properties, L.L.C.

By: _____
Russell W Lane, Manager of Pleiades Properties, L.L.C.

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By: _____
Gwyneth Lane Johnson, Manager of Pleiades Properties, L.L.C.

By:  _____
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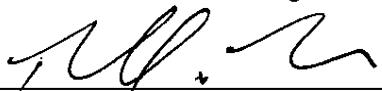
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GRANTOR:

PLEIADES PROPERTIES, L.L.C.

By: _____
Gwyneth Lane Johnson, Manager of Pleiades Properties, L.L.C.

By: _____
Charles Stillwell Lane, Manager of Pleiades Properties, L.L.C.

By:  _____
Russell W Lane, Manager of Pleiades Properties, L.L.C.

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MODIFICATION OF MORTGAGE


(Continued)

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LENDER:

HEARTLAND BANK AND TRUST COMPANY

X 

 Mark R. Ptacek, Senior Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF COLORADO)

) SS

COUNTY OF EAGLE)

On this 17 day of MARCH, 2023 before me, the undersigned Notary Public, personally appeared **Gwyneth Lane Johnson, Manager of Pleiades Properties, L.L.C.**, 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 Charles M Parrish Residing at 15 BENCHMARK RD AVON, CO 81620

Notary Public in and for the State of COLORADO

My commission expires 05/24/2026

CHARLES MATTHEW PARRISH NOTARY PUBLIC STATE OF COLORADO NOTARY ID 2022402087J MY COMMISSION EXPIRES 05/24/2026
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MODIFICATION OF MORTGAGE

Loan No: 6590108606

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

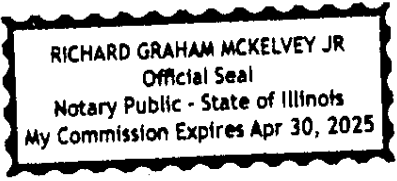
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this March day of 17th, 2023 before me, the undersigned Notary Public, personally appeared **Charles Stillwell Lane, Manager of Pleiades Properties, L.L.C.**, 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 Richard Graham Mckelvey Jr Residing at Cook County

Notary Public in and for the State of Illinois

My commission expires April 30, 2025



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MODIFICATION OF MORTGAGE

Loan No: 6590108606

(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS

COUNTY OF COOK

)
) SS
)



On this 18th day of March, 2023 before me, the undersigned Notary Public, personally appeared **Russell W Lane, Manager of Pleiades Properties, L.L.C.**, 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]
Notary Public in and for the State of ILLINOIS

Residing at Byline Bank, 820 Church St
Evanston, IL 60201

My commission expires 05/07/2023

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 6590108606

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
) SS
 COUNTY OF Cook)

On this 22nd day of March, 2023 before me, the undersigned Notary Public, personally appeared **Mark R. Ptacek** and known to me to be the **Senior 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 *Rosanne M Putts* Residing at DuPage

Notary Public in and for the State of Illinois

My commission expires 8/3/24



Notary Public, Cook County Clerk's Office