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Doc#. 2310849117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/18/2023 03:00 PM Pg: 1 of 4

RECORDATION REQUESTED BY:
MIDLAND STATES BANK
SBA and Internet Banking
1201 Network Centre Drive
Effingham, IL 62401

GIT

NON-Agency

WHEN RECORDED MAIL TO:
MIDLAND STATES BANK
DOCUMENT MANAGEMENT
5991 SOUTH HIGHWAY 94
WELDON SPRING, MO 63304

41071438-DB

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Kathleen Rinaldo, Documentation Specialist
MIDLAND STATES BANK
1201 Network Centre Drive
Effingham, IL 62401

MODIFICATION OF MORTGAGE



*000000007150011187%0740%03272023%###*****

THIS MODIFICATION OF MORTGAGE dated March 27, 2023, is made and executed between PARTH37 LLC, whose address is 12821 DIVISION ST, BLUE ISLAND, IL 60406-0000 (referred to below as "Grantor") and MIDLAND STATES BANK, whose address is 1201 Network Centre Drive, Effingham, IL 62401 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 14, 2022 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED ON JUNE 16, 2022 IN THE OFFICE OF THE COOK COUNTY, IL RECORDER AS DOCUMENT #2216718051 AND ASSIGNMENT OF RENTS RECORDED JUNE 16, 2022 AS DOCUMENT #2216718052.

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

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 6805 WEST 159TH STREET, TINLEY PARK, IL 60477. The Real Property tax identification number is 28-19-100-019-0000.

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

INCREASE THE MAXIMUM LIEN AMOUNT TO \$1,870,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 7150011187

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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 MARCH 27, 2023.

GRANTOR:

PARTH37 LLC

By: 

PARTH PATEL, Manager of PARTH37 LLC

LENDER:

MIDLAND STATES BANK

x 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 7150011187

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

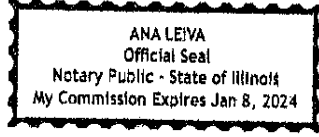
COUNTY OF Cook) SS

On this 28 day of March 2023 before me, the undersigned Notary Public, personally appeared **PARTH PATEL, Manager of PARTH37 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 4369 N Harlem Ave Lombard

Notary Public in and for the State of Illinois

My commission expires Jan 08 - 2024



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 7150010059

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LENDER ACKNOWLEDGMENT

STATE OF IL)
)
 COUNTY OF Peoria) SS
)

On this 28th day of March, 2023 before me, the undersigned Notary Public, personally appeared Chris Davis and known to me to be the Sat Team Leader/RM, authorized agent for **MIDLAND STATES BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **MIDLAND STATES BANK**, duly authorized by **MIDLAND STATES 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 **MIDLAND STATES BANK**.

By Samantha Schumacher Residing at Peoria, IL 61615

Notary Public in and for the State of IL

My commission expires 7-15-23



Peoria County Clerk's Office