

# UNOFFICIAL COPY

Doc#: 2314433382 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/24/2023 03:06 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

Providence Bank & Trust  
630 East 162nd Street  
P.O. Box 706  
South Holland, IL 60473

**WHEN RECORDED MAIL TO:**

Providence Bank & Trust  
630 East 162nd Street  
P.O. Box 706  
South Holland, IL 60473

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

CAROLYN RYAN, Commercial Services Associate  
Providence Bank & Trust  
630 East 162nd Street  
South Holland, IL 60473

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated March 13, 2023, is made and executed between CHICAGO CHRISTIAN COUNSELING CENTER, INC., an Illinois not for profit corporation, whose address is 15127 SOUTH 73RD AVENUE., STE G, ORLAND PARK, IL 60462-3425 (referred to below as "Grantor") and Providence Bank & Trust, whose address is 630 East 162nd Street , P.O. Box 706, South Holland, IL 60473 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated September 27, 2013 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded on November 8, 2013 as document number 1331222116.

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

UNITS B AND G, BOTH INCLUSIVE, IN SILVER LAKE GARDEN OFFICE CENTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 265.00 FEET (EXCEPT THE NORTH 175.00 FEET) OF LOT 3 IN SILVER LAKE GARDENS UNIT 8, A SUBDIVISION OF PART OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY BREMEN BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 23, 1979 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT 86602097 TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

The Real Property or its address is commonly known as 15127 SOUTH 73RD AVENUE, UNIT G, ORLAND PARK, IL 60462-3425. The Real Property tax identification number is 27-13-205-010-1004 AND 27-13-205-010-1011.

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

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Page 2

### DEFINITIONS.

**Note.** The word "Note" means the Promissory Note dated March 13, 2023, in the original principal amount of \$30,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon an index. The index currently is 8.250% per annum. Interest on the unpaid principal balance of the Note will be calculated using a rate of 1.000 percentage points over the Index, adjusted if necessary for any minimum and maximum rate limitations described below, resulting in an initial rate of 9.250% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in one payment of all outstanding principal plus all accrued unpaid interest on March 13, 2025. In addition, Grantor will pay regular monthly payments of all accrued unpaid interest due as of each payment date, beginning April 13, 2023, with all subsequent interest payments to be due on the same day of each month after that. If the index increases, the payments tied to the index, and therefore the total amount secured hereunder, will increase. Any variable interest rate tied to the index shall be calculated as of, and shall begin on, the commencement date indicated for the applicable payment stream. NOTICE: Under no circumstances shall the interest rate on this Note be less than 7.750% per annum or more than the maximum rate allowed by applicable law. The maturity date of the Note is March 13, 2025. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

**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 MARCH 13, 2023.**

**GRANTOR:**

**CHICAGO CHRISTIAN COUNSELING CENTER, INC.**

By: 

**AMANDA KUBA, Executive Director of CHICAGO CHRISTIAN  
COUNSELING CENTER, INC.**

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

LENDER:

PROVIDENCE BANK & TRUST

X [Signature]  
Authorized Signer

### CORPORATE ACKNOWLEDGMENT

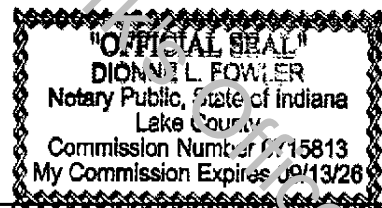
STATE OF IN )  
 ) SS  
COUNTY OF Lake )

On this 10<sup>th</sup> day of May, 2023 before me, the undersigned Notary Public, personally appeared **AMANDA KUBA**, Executive Director of **CHICAGO CHRISTIAN COUNSELING CENTER, INC.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By [Signature] Residing at 950 W. US Hwy 30 Schererville IN  
46375

Notary Public in and for the State of IN

My commission expires 9/13/26



# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

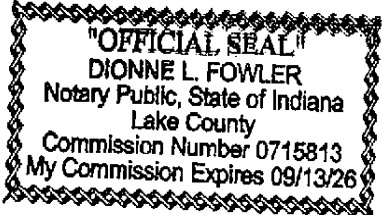
STATE OF IN )  
 )  
 COUNTY OF Lake ) SS  
 )

On this 10~~th~~ day of May, 2023 before me, the undersigned Notary Public, personally appeared Walter Schmidt and known to me to be the Vice President, authorized agent for **Providence Bank & Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Providence Bank & Trust**, duly authorized by **Providence Bank & Trust** 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 **Providence Bank & Trust**.

By Dionne L. Fowler Residing at 950 W. U.S. Hwy 30 Schererville, IN 46375

Notary Public in and for the State of IN

My commission expires 9/13/26



Cook County Clerk's Office