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Doc#. 2315841116 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2023 11:50 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
MILLENNIUM BANK
2077 Miner St.
Des Plaines, IL 60016

WHEN RECORDED MAIL TO:
MILLENNIUM BANK
2077 Miner St.
Des Plaines, IL 60016

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Dorothy E. Skalska, Loan Administration Specialist
MILLENNIUM BANK
2077 Miner St.
Des Plaines, IL 60016

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 15, 2023, is made and executed between VNK Global, LLC, an Illinois Limited Liability Company, whose address is 4539 W. Addison St., Chicago, IL 60641 (referred to below as "Grantor") and MILLENNIUM BANK, whose address is 2077 Miner St., Des Plaines, IL 60016 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 15, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

1st Mortgage and Assignment of Rents on Real Property Commonly known as 4535 - 4539 W. Addison Street, Chicago, IL 60641 to Millennium Bank dated December 14, 2017 and recorded December 26, 2017 with Cook County Recorder of Deeds as document numbers 1736049356 and 1736049357.

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

LOTS 1, 2, 3 AND THE EAST 5 FEET OF LOT 4 IN BLOCK 2 IN GUNN'S SUBDIVISION OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4535 - 4539 W. Addison St., Chicago, IL 60641. The Real Property tax identification number is 13-22-304-050-0000.

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

The original Mortgage is being modified by adding the following language:

CROSS-COLLATERALIZATION. In addition to the Note, this Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor to Lender, or any one or more of them, as well as all claims by Lender against Grantor or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may

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become barred by any statutes of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

DUE ON SALE – CONSENT BY LENDER. Lender may, at Lender's option, declare immediately due and payable all sums by this Mortgage upon the sale or transfer, without Lender's prior written consent, of all or any part of the Real Property, or any interest in the Real Property. A "sale or transfer" means the conveyance of Real Property or any right, title or interest in the Real Property; whether legal, beneficial or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale contract, or by sale, assignment, or transfer of any beneficial interest in or to any land trust holding title to the Real Property, or by any other method of conveyance of an interest in the Real Property. If any Grantor is a corporation, partnership or limited liability company, transfer also includes any restructuring of the legal entity (whether by merger, division or otherwise) or any change in ownership of more than twenty-five percent (25%) of the voting stock, partnership interest or limited liability company interests, as the case may be, of such Grantor. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law or by Illinois law.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-1601(B) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON GRANTOR'S BEHALF AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

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 15, 2023.

GRANTOR:

VNK GLOBAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

By: 

Amit M. Amin, Managing Member of VNK Global, LLC, an
Illinois Limited Liability Company

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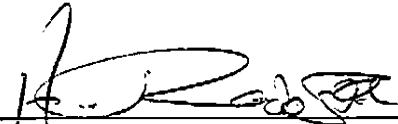
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LENDER:

MILLENNIUM BANK

X 
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF COOK)

On this 11th day of April, 2023 before me, the undersigned Notary Public, personally appeared **Amit M. Amin**, Managing Member of VNK Global, LLC, an Illinois Limited Liability Company, 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  Residing at W. Page County

Notary Public in and for the State of Illinois

My commission expires March 15, 2023



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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 11th day of April 2023 before me, the undersigned Notary Public, personally appeared Matthew Robert and known to me to be the _____, authorized agent for MILLENNIUM BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of MILLENNIUM BANK, duly authorized by MILLENNIUM 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 MILLENNIUM BANK.

By [Signature] Residing at San Diego County

Notary Public in and for the State of Illinois

My commission expires March 15, 2027

