

# UNOFFICIAL COPY

Doc#. 2317310008 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 06/22/2023 10:20 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

**WHEN RECORDED MAIL TO:**

1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

**SEND TAX NOTICES TO:**

NEGEV, LLC  
8114 LAWDALE  
SKOKIE, IL 60076

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

DUBRAVKA IVANCIC, LOAN DEPT  
1st Equity Bank  
3956 West Dempster St  
Skokie, IL 60076

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 25, 2023, is made and executed between NEGEV, LLC (referred to below as "Grantor") and 1st Equity Bank, whose address is 3956 West Dempster St, Skokie, IL 60076 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated January 25, 2021 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**RECORDED ON MARCH 11, 2021 AS DOCUMENT #2107018045, KAREN A. YARBROUGH, COOK COUNTY RECORDER OF DEEDS.**

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

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF COOK, STATE OF ILLINOIS, BEING KNOWN AND DESIGNATED AS FOLLOWS:

LOT 1 IN JOSEPH L. MURPHY'S SUBDIVISION OF THE WEST 1 ACRE OF THE SOUTH 10 ACRES OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED JULY 15, 1971 AS DOCUMENT NUMBER 21546995 IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3755 GROVE, SKOKIE, IL 60076. The Real Property tax identification number is 10-14-304-063-0000.

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

**THIS MODIFICATION RENEWS AND INCREASES THE PRINCIPAL TO A TOTAL INDEBTEDNESS OF \$320,000.00 AND EXTENDS THE MATURITY DATE TO OCTOBER 25, 2026 AS EVIDENCED BY A CHANGE ON TERMS AGREEMENT DATED APRIL 25, 2023**

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 823573

Page 2

**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 APRIL 25, 2023.**

**GRANTOR:**

NEGEV, LLC

By: 

ARON UHR, Member of NEGEV, LLC

**LENDER:****1ST EQUITY BANK**X 

Authorized Signer

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

Loan No: 823573

Page 3

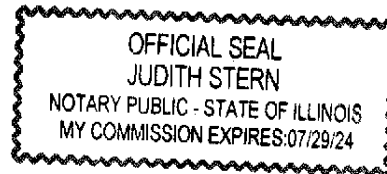
**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**STATE OF ILLINOIS

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COUNTY OF COOK

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On this 25<sup>th</sup> day of April, 2023 before me, the undersigned Notary Public, personally appeared **ARON UHR, Member of NEGEV, 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 Judith Stern

Residing at

Notary Public in and for the State of ILLINOIS

My commission expires

7-29-2024

**1<sup>st</sup> Equity Bank**  
**3956 W. Dempster**  
**Skokie, IL 60076**

County Clerk's Office

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

Loan No: 823573

Page 4

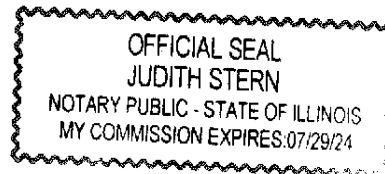
**LENDER ACKNOWLEDGMENT**STATE OF ILLINOIS

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COUNTY OF COOK

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On this 25th day of APRIL, 2023 before me, the undersigned Notary Public, personally appeared LOUIS J KOLOM and known to me to be the PRESIDENT, authorized agent for **1st Equity Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **1st Equity Bank**, duly authorized by **1st Equity 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 **1st Equity Bank**.

By Judith Stern

Residing at \_\_\_\_\_

Notary Public in and for the State of ILLINOISMy commission expires 7-29-2024

**1st Equity Bank**  
**8856 W. Dempster**  
**Skokie, IL 60076**