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Doc#: 2320149275 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2023 03:57 PM Pg: 1 of 4

RECORDATION REQUESTED BY:
ITASCA BANK & TRUST CO.
308 W. IRVING PARK RD.
ITASCA, IL 60143

WHEN RECORDED MAIL TO:
ITASCA BANK & TRUST CO.
308 W. IRVING PARK RD.
ITASCA, IL 60143

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
ITASCA BANK & TRUST CO.
308 W. IRVING PARK RD.
ITASCA, IL 60143

FIRST AMERICAN TITLE
FILE # 3145422M

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 18, 2023, is made and executed between SINGER REAL ESTATE HOLDINGS LLC, whose address is 500 QUAIL HOLLOW DR., STE B, WHEELING, IL 60090 (referred to below as "Grantor") and ITASCA BANK & TRUST CO., whose address is 308 W. IRVING PARK RD., ITASCA, IL 60143 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 13, 2022 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED OCTOBER 18, 2022 AS DOCUMENT #2229149039.

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

LOTS 55 AND 56 IN NORTHGATE INDUSTRIAL CENTER, A SUBDIVISION IN PART OF SECTIONS 2 AND 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 16, 1978 AS DOCUMENT 24329400 IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 500 QUAIL HOLLOW DR., WHEELING IL 60090. The Real Property tax identification number is 03-03-201-025-0000 AND 03-03-201-026-0000.

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

THE PRINCIPAL BALANCE OF THE PROMISSORY NOTE SECURED BY THE AFORESAID MORTGAGE HAS BEEN INCREASED ON THE DATE OF THE MODIFICATION OF MORTGAGE FROM \$500,000.00 TO \$1,000,000.00 AT NO TIME SHALL THE PRINCIPAL AMOUNT OF INDEBTEDNESS SECURED BY THE MORTGAGE, NOT INCLUDING SUMS ADVANCED TO PROTECT THE SECURITY OF THE MORTGAGE, EXCEED \$2,000,000.00.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 105742050

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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 JULY 18, 2023.

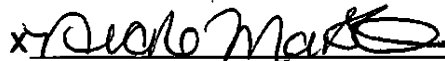
GRANTOR:

SINGER REAL ESTATE HOLDINGS LLC

By: 
AARON SINGER, Manager of SINGER REAL ESTATE
HOLDINGS LLC

LENDER:

ITASCA BANK & TRUST CO.

x 
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 105742050

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF DePage)

On this 18th day of July, 2023 before me, the undersigned Notary Public, personally appeared **AARON SINGER, Manager of SINGER REAL ESTATE HOLDINGS 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 Merry Nicole Marshall Residing at Roselle, IL

Notary Public in and for the State of Illinois

My commission expires 2/4/25



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

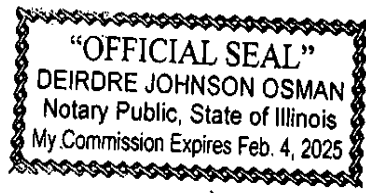
STATE OF Illinois)
)
 COUNTY OF DuPage) SS
)

On this 18th day of July, 2023 before me, the undersigned Notary Public, personally appeared Nicole Marshall and known to me to be the Vice President, authorized agent for **ITASCA BANK & TRUST CO.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **ITASCA BANK & TRUST CO.**, duly authorized by **ITASCA BANK & TRUST CO.** 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 **ITASCA BANK & TRUST CO.**

By Deirdre Johnson Osmann Residing at One Irving Park Rd
Rosehe

Notary Public in and for the State of Illinois

My commission expires 2-4-2025



DuPage County Clerk's Office