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Doc#. 2321216077 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 02:53 PM Pg: 1 of 4

RECORDATION REQUESTED BY:

American Eagle Bank
556 Randall Road
South Elgin, IL 60177

WHEN RECORDED MAIL TO:

American Eagle Bank
556 Randall Road
South Elgin, IL 60177

2332490②

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Commercial Loan Department
American Eagle Bank
556 Randall Rd
South Elgin, IL 60177

PRAIRIE TITLE SERVICES
6821 W NORTH AVENUE
OAK PARK, IL 60302

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 2, 2023, is made and executed between PROVINCE, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY (referred to below as "Grantor") and American Eagle Bank of Chicago, whose address is 2255 N. Western Ave., Chicago, IL 60647 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 19, 2019 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

The Mortgage dated on or about July 19, 2019 and recorded August 27, 2019 with the Cook County Recorder's Office as Document No. 1923922026.

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

LOT 20 IN THE SUBDIVISION BY THE TRUSTEES' OF THE CHICAGO LAND COMPANY OF BLOCK 23 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1653-1655 W CORTLAND ST, CHICAGO, IL 60622. The Real Property tax identification number is 14-31-414-003-0000.

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

The Mortgage is hereby modified to also secure the following Promissory Note between PROVINCE, L.L.C. and Lender: dated on or about June 2, 2023 in the original principal amount of \$1,250,000.00, together with all modifications, renewals, amendments, extensions, substitutions or replacements thereof.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 358-11

Page 2

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 JUNE 2, 2023.

GRANTOR:

PROVINCE, L.L.C.

By: 

WILLIAM M. SENNE, Manager of PROVINCE, L.L.C.

LENDER:

AMERICAN EAGLE BANK OF CHICAGO

x 

Authorized Signer

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

Loan No: 358-11

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENTSTATE OF IL

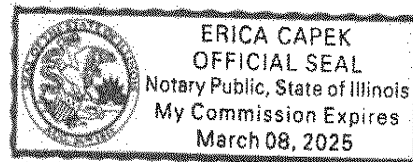
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COUNTY OF Kane

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On this 2nd day of June, 2023 before me, the undersigned Notary Public, personally appeared **WILLIAM M. SENNE, Manager of PROVINCE, L.L.C.**, 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 Erica CapekResiding at ILNotary Public in and for the State of ILMy commission expires 3-8-25

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE
(Continued)

Loan No: 358-11

Page 4

LENDER ACKNOWLEDGMENT

STATE OF IL

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COUNTY OF Kane

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On this 2nd day of June, 2023 before me, the undersigned Notary Public, personally appeared Michael Rovner and known to me to be the SVP, authorized agent for **American Eagle Bank of Chicago** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **American Eagle Bank of Chicago**, duly authorized by **American Eagle Bank of Chicago** 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 **American Eagle Bank of Chicago**.

By Erica CapekResiding at ILNotary Public in and for the State of ILMy commission expires 3-8-25