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Doc#. 2322341310 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/11/2023 01:47 PM Pg: 1 of 6

Mail To:

(FIRST STATE BANK)

North Aurora

75 S Randall Rd

North Aurora, IL 60542

RECORDING COVER PAGE

Permanent Parcel Number:

08-08-208-006-0000, 08-08-208-007-0000 & 08-08-208-008-C

Property Address:

2201-2310 Algonquin Pkwy

Rolling Meadows IL 60008-3608

Prepared By:	First State Bank - Tiffany Hintzsche	75 S Randall Rd	North Aurora, IL 60542
	Name	Address	City, State & Zip Code

*Please note – This cover page has been attached to the document for recording purpose.
It is a permanent part of the document and has been included in the page count.

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FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated July 31, 2023, is made and executed between GMA North 1 LLC, an Illinois Limited Liability Company, whose address is 1909 Courtland Ave, Park Ridge, IL 60068-5390 (referred to below as "Grantor") and FIRST STATE BANK, whose address is 75 S. Randall Rd , North Aurora , IL 60542 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 29, 2021 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on 01/13/2022 as Document Number 2201346106 at the Cook County Recorder in Illinois.

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

See Exhibit A Legal Description , which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 2201-2301 Algonquin Pkwy, Rolling Meadows, IL 60008-3608. The Real Property tax identification number is 08-08-208-006-0000, 08-08-208-007-0000 & 08-08-208-008-0000.

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

Increasing the Maximum Lien amount from \$3,720,000.00 to \$4,200,000.00.

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 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 31, 2023.

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1115102

Page 2

GRANTOR:

GMA NORTH 1 LLC

By: [Signature]
Yan Cui, Manager of GMA North 1 LLC

LENDER:

FIRST STATE BANK

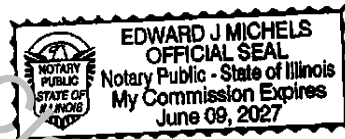
X [Signature]
Edward Michels, Vice President, Commercial Lending

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Kane

) SS)



On this 31st day of July, 2023 before me, the undersigned Notary Public, personally appeared Yan Cui, Manager of GMA North 1 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 [Signature] Residing at _____

Notary Public in and for the State of Illinois

My commission expires 6/9/2027

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 1115102

Page 3

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Kane)



On this 31st day of July, 2023 before me, the undersigned Notary Public, personally appeared **Edward Michels** and known to me to be the **Vice President, Commercial Lending**, authorized agent for **FIRST STATE BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST STATE BANK**, duly authorized by **FIRST STATE 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 **FIRST STATE BANK**.

By Darlene L. Norton Residing at _____

Notary Public in and for the State of Illinois

My commission expires February 24, 2024

County Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 08-08-208-006-0000

Property ID: 08-08-208-007-0000

Property ID: 08-08-208-008-0000

Property Address:

2201-2301 Algonquin Parkway
Rolling Meadows, IL 60008

Legal Description:

PARCEL 1: THAT PART OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION 8 WITH THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED BY PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 11195778 (SAID POINT OF INTERSECTION BEING 38.74 FEET NORTH OF THE POINT OF INTERSECTION OF SAID LINE WITH THE CENTER LINE OF ALGONQUIN ROAD PRIOR TO SAID PLAT OF DEDICATION); THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED, A DISTANCE OF 209.98 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHERLY LINE OF ALGONQUIN ROAD, A DISTANCE OF 123.98 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY ALONG SAID LINE DRAWN AT RIGHT ANGLES A DISTANCE OF 36.02 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH AND 160.0 FEET DISTANT FROM THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED, A DISTANCE OF 111.22 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 195.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH AND 355.0 FEET DISTANT FROM THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED, A DISTANCE OF 161.43 FEET TO A POINT ON THE WEST LINE OF WILKE ROAD, BEING A LINE 33.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION 8; THENCE SOUTH ALONG THE WEST LINE OF SAID ROAD, A DISTANCE OF 201.29 FEET; THENCE WEST AT RIGHT ANGLES TO THE WEST LINE OF WILKE ROAD A DISTANCE OF 123.98 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION 8 WITH THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED BY PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 11195778 (SAID POINT OF INTERSECTION BEING 38.74 FEET NORTH OF THE POINT OF INTERSECTION OF SAID LINE WITH THE CENTER LINE OF ALGONQUIN ROAD PRIOR TO SAID PLAT OF DEDICATION); THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED, A DISTANCE OF 209.98 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHERLY LINE OF ALGONQUIN ROAD, A DISTANCE OF 160.0 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH AND 160.0 FEET DISTANT FROM THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED A DISTANCE OF 111.22 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 162.50 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 195.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH AND 355.0 FEET DISTANCE FROM THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED A DISTANCE OF 162.50 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 195.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF SAID SECTION 8 WITH THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED BY PLAT OF DEDICATION RECORDED AS DOCUMENT NUMBER 11195778 (SAID POINT OF INTERSECTION BEING 38.74 FEET NORTH OF THE POINT OF INTERSECTION OF SAID LINE WITH THE CENTER LINE OF ALGONQUIN ROAD

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PRIOR TO SAID PLAT OF DEDICATION); THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED, A DISTANCE OF 209.98 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID NORTHERLY LINE OF ALGONQUIN ROAD, A DISTANCE OF 160.0 FEET; THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH AND 160.0 FEET DISTANT FROM THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED A DISTANCE OF 273.72 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 162.50 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 195.0 FEET; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH AND 355.0 FEET DISTANT FROM THE NORTHERLY LINE OF ALGONQUIN ROAD AS WIDENED A DISTANCE OF 162.50 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 195.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office