

# UNOFFICIAL COPY

Doc#: 2322910083 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/17/2023 02:11 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

Republic Bank of Chicago  
Corporate - OBC  
2221 Camden Court  
Oak Brook, IL 60523

**WHEN RECORDED MAIL TO:**

Republic Bank of Chicago  
Corporate - OBC  
2221 Camden Court  
Oak Brook, IL 60523

**SEND TAX NOTICES TO:**

Republic Bank of Chicago  
Corporate - OBC  
2221 Camden Court  
Oak Brook, IL 60523

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Republic Bank of Chicago  
2221 Camden Court, Floor 1  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated July 25, 2023, is made and executed between Churchfield Investments, LLC, an Illinois limited liability company (referred to below as "Grantor") and Republic Bank of Chicago, whose address is 2221 Camden Court, Oak Brook, IL 60523 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 5, 2022 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded in the Cook County Clerk's Office on July 13, 2022 as Document No. 2219412001.

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

LOT 43 AND THE SOUTH 6 INCHES OF LOT 44 IN HOSMER AND ROGER'S SUBDIVISION OF BLOCK 7 IN BORDEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36 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 1647 N. Fairfield Ave., Chicago, IL 60647. The Real Property tax identification number is 13-36-426-004-0000 and 13-36-426-005-0000.

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

The principal amount of the Note and Mortgage is hereby increased to \$1,162,500.00. At no time shall the principal amount of the indebtedness secured by the Mortgage, not including the sums advanced to protect the security of the Mortgage, exceed \$2,325,000.00.

**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)

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 25, 2023.**

GRANTOR:

**CHURCHFIELD INVESTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

By: \_\_\_\_\_

James Roman, Manager of Churchfield Investments, LLC, an Illinois limited liability company

LENDER:

**REPUBLIC BANK OF CHICAGO**

X \_\_\_\_\_

Authorized Officer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 25 day of July, 2023 before me, the undersigned Notary Public, personally appeared **James Ronan, Manager of Churchfield Investments, 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 Babyonla Odisho Residing at 1303 Tamarack Dr Bartlett, IL 60103

Notary Public in and for the State of Illinois

My commission expires 03/07/2027



*COOK County Clerk's Office*

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 16<sup>th</sup> day of August, 2023 before me, the undersigned Notary Public, personally appeared David Livingston and known to me to be the center, authorized agent for Republic Bank of Chicago that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Republic Bank of Chicago, duly authorized by Republic 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 Republic Bank of Chicago.

By Donna Zalg Residing at Lansing, IL  
 Notary Public in and for the State of Illinois

My commission expires \_\_\_\_\_

