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2325615039

Doc# 2325615039 Fee \$88.00

RECORDATION REQUESTED BY:

Barrington Bank & Trust
Company, N.A.
201 S. Hough Street
Barrington, IL 60010

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2023 02:23 PM PG: 1 OF 4

WHEN RECORDED MAIL TO:

Barrington Bank and Trust
Company, N.A.
9801 W Higgins, Suite 400
Rosemont, IL 60018

2 IGSA 170144 NA 1/1

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Loan Operations, Loan Documentation Administrator
Barrington Bank and Trust Company, N.A.
201 S. Hough Street
Barrington, IL 60010

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 10, 2023, is made and executed between North First Ave LLC, an Illinois limited liability company (referred to below as "Grantor") and Barrington Bank & Trust Company, N.A., whose address is 201 S. Hough Street, Barrington, IL 60010 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 17, 2021 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded with Cook County Clerk on February 4, 2022 as Document No. 2203512080 and an Assignment of Rents dated December 17, 2021 and recorded as Document No. 2203512081.

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

PARCEL 1:

LOT 411 (EXCEPT THE NORTH 52.00 FEET THEREOF) AND LOT 448 (EXCEPT THE SOUTH 42.50 FEET THEREOF) IN WINSTON PARK UNIT NUMBER 2, A SUBDIVISION OF PARTS OF SECTIONS 2 AND 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 42.50 FEET OF LOT 448 IN WINSTON PARK UNIT NO. 2, A SUBDIVISION OF PARTS OF SECTION 2 AND 3, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1550 and 1560 N. 1st Ave., Melrose Park, IL 60160-2548. The Real Property tax identification number is 15-02-114-042-0000 and 15-02-114-043-0000.

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

1) The definition of the word Grantor is hereby modified in its entirety to read as follows:

Grantor. The word "Grantor" means North First Ave LLC. The Grantor is the mortgagor under this

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MODIFICATION OF MORTGAGE (Continued)

Mortgage.

2) The definition of **Note** is hereby restated in its entirety to mean the following:

Note. The word "Note" means a Promissory Note dated August 10, 2023, as amended from time to time, in the original principal amount of \$794,048.48 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement.

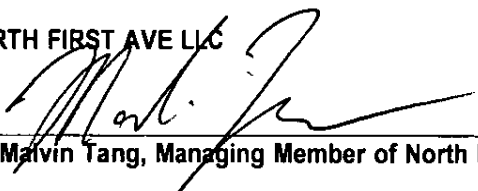
CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right 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 endorser 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 AUGUST 10, 2023.

GRANTOR:

NORTH FIRST AVE LLC

By:

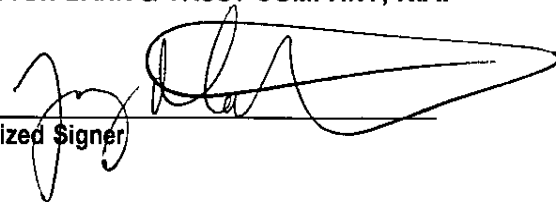

Malvin Tang, Managing Member of North First Ave LLC

LENDER:

BARRINGTON BANK & TRUST COMPANY, N.A.

X

Authorized Signer



County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

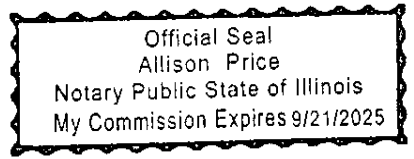
STATE OF ILLINOIS)
) SS
 COUNTY OF WILL)

On this 17th day of August, 2023 before me, the undersigned Notary Public, personally appeared Malvin Tang, Managing Member of North First Ave 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 *Allison Price* Residing at THE UPS STORE
2863 W. 95TH STREET SUITE 143
NAPERVILLE, IL 60564

Notary Public in and for the State of ILLINOIS

My commission expires 09/21/2025



Will County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 16th day of August, 2023 before me, the undersigned Notary Public, personally appeared Duy Nguyen and known to me to be the SVP, authorized agent for Barrington Bank & Trust Company, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Barrington Bank & Trust Company, N.A., duly authorized by Barrington Bank & Trust Company, N.A. 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 Barrington Bank & Trust Company, N.A.

By [Signature] Residing at Algonquin

Notary Public in and for the State of Illinois

My commission expires 12-3-2024

