

RECORDATION REQUESTED BY:

Providence Bank & Trust  
240 45th Street  
Munster, IN 46321

Doc#: 2325722021 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/14/2023 08:25 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

Providence Bank & Trust  
240 45th Street  
Munster, IN 46321

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

JANEASE HUGHES, SENIOR COMMERCIAL SERVICES ASSOCIATES  
Providence Bank & Trust  
630 East 162nd Street  
South Holland, IL 60473

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 1, 2023, is made and executed between THE SOUTH SUBURBAN VINEYARD CHURCH, AN ILLINOIS NOT FOR PROFIT CORPORATION, whose address is 3400 196TH ST, FLOSSMOOR, IL 60422-4329 (referred to below as "Grantor") and Providence Bank & Trust, whose address is 630 East 162nd Street, P.O. Box 706, South Holland, IL 60473 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated September 14, 2018 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

**RECORDED ON SEPTEMBER 20, 2018 AS DOCUMENT NO. 1226334060.**

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

PARCEL 1:

LOT 1 IN ANITA M. STONE J.C.C. CONSOLIDATION, A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 1992 AS DOCUMENT NUMBER 92030262, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 132 FEET OF THE WEST 1056 FEET OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 13 (EXCEPT THE SOUTH 33 FEET USED FOR 196TH STREET) IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3400 196TH STREET, FLOSSMOOR, IL 60422. The Real Property tax identification number is 31-11-400-022-0000 AND 31-11-400-009-0000.

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

DEFINITIONS.

SCANNED

SEP 05 2023

AT

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## MODIFICATION OF MORTGAGE (Continued)

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**NOTE.** The word "Note" means the Promissory Note dated September 1, 2023, in the original principal amount of \$500,000.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is a variable interest rate based upon one or more rates. Payments on the Note are to be made in accordance with the following payment schedule: 60 monthly consecutive principal and interest payments of \$4,560.12 each, beginning October 1, 2023, with interest calculated on the unpaid principal balances at an interest rate of 7.125% based on a year of 360 days ("Payment Stream 1"); 59 monthly consecutive principal and interest payments in the initial amount of \$4,609.06 each, beginning October 1, 2028, with interest calculated on the unpaid principal balances at an interest rate based on the Weekly Average Yield on United States Treasury Securities adjusted to a constant maturity of five (5) years (currently 4.380%), plus a margin of 3.000%, adjusted if necessary for the minimum and maximum rate limitations for this loan, resulting in an initial interest rate of 7.380% based on a year of 360 days ("Payment Stream 2"); and one principal and interest payment of \$234,719.89 on September 1, 2033, with interest calculated on the unpaid principal balances at an interest rate based on the Weekly Average Yield on United States Treasury Securities adjusted to a constant maturity of five (5) years (currently 4.380%), plus a margin of 3.000%, adjusted if necessary for the minimum and maximum rate limitations for this loan, resulting in an initial interest rate of 7.380% based on a year of 360 days ("Payment Stream 3"). This estimated final payment is based on the assumption that all payments will be made exactly as scheduled and that there are no changes in any Index for this loan; the actual final payment will be for all principal and accrued interest not yet paid, together with any other unpaid amounts under the Note. If any index for this loan increases, the payments tied to that index, and therefore the total amount secured hereunder, will increase. Any variable interest rate tied to an index for this loan shall be calculated as of, and shall begin on, the commencement date indicated for the applicable payment stream. **NOTICE:** Under no circumstances shall the interest rate on this Note be less than 7.125% per annum or more than the maximum rate allowed by applicable law. The maturity date of this Note is September 1, 2033. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

**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 SEPTEMBER 1, 2023.**

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## MODIFICATION OF MORTGAGE (Continued)

GRANTOR:

THE SOUTH SUBURBAN VINEYARD CHURCH

By:   
EUGENE ROPASTRELLI OLISON, President of THE SOUTH  
SUBURBAN VINEYARD CHURCH

LENDER:

PROVIDENCE BANK & TRUST

X   
Authorized Signer

### CORPORATE ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

) SS  
)

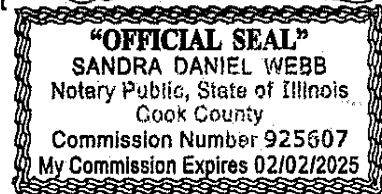
On this 1st day of September, 2023 before me, the undersigned Notary Public, personally appeared **EUGENE ROPASTRELLI OLISON, President of THE SOUTH SUBURBAN VINEYARD CHURCH**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Sandra Daniel-Webb

Residing at Cook County

Notary Public in and for the State of Illinois

My commission expires 02/02/2025



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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 1st day of September, 2023 before me, the undersigned Notary Public, personally appeared William Schmitt and known to me to be the Vice President, authorized agent for **Providence Bank & Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Providence Bank & Trust**, duly authorized by **Providence Bank & Trust** 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 **Providence Bank & Trust**.

By Sandra Daniel Webb Residing at Cook County

Notary Public in and for the State of Illinois

My commission expires 02/02/2025

