

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
GREENSTATE CREDIT UNION
12333 University Ave
Clive, IA 50325

Doc#: 2333141088 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/27/2023 11:31 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
GREENSTATE CREDIT UNION
1111 W 22nd Street, Suite
800
Oak Brook, IL 60623-1936

SEND TAX NOTICES TO:
GREENSTATE CREDIT UNION
2355 Landon Rd
North Liberty, IA 52317

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Carmen Spinner, Commercial Services
GREENSTATE CREDIT UNION
2355 Landon Rd
North Liberty, IA 52317

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 21, 2023, is made and executed between DOABA PROPERTIES, LLC - 1706 W 17TH STREET, an Illinois Limited Liability Company, and DOABA PROPERTIES, LLC - 2905 CENTRAL PARK AVENUE, an Illinois Limited Liability Company (referred to below as "Grantor") and GREENSTATE CREDIT UNION, whose address is 2355 Landon Rd, PO Box 800, North Liberty, IA 52317 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 8, 2018 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

as Recorded on 11/20/2018 as Document No. 185242026 by the Cook County Recorder of Deeds.

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

PARCEL 1:

Lot 48 in Block 34 in Walker's Subdivision of blocks 33, 34, 47 and part of Block 48 in Section 19, Township 39 North Range 14, East of the Third Principal Meridian in Cook County, Illinois.
Commonly known as: 1706 W 17th St, Chicago, IL 60606 PIN 17-19-402-046-0000

PARCEL 2:

Lot 45 in Block 1 in William E. Matterman's Milwaukee Avenue Subdivision of Lots 15 and 16 in Brand's Subdivision of the Northeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.
Commonly known as: 2905 N Central Park Ave, Chicago, IL 60618 PIN 13-26-222-013-0000

The Real Property or its address is commonly known as (TRACT 1) 1706 WEST 17TH STREET, CHICAGO, IL 60606 AND (TRACT 2) 2905 NORTH CENTRAL PARK AVENUE, CHICAGO, IL 60618. The Real Property tax identification number is (TRACT 1) 17-19-402-046-0000 (TRACT 2) 13-26-222-013-0000.

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

At this time GreenState Credit Union f/k/a BlueLeaf Lending, LLC will extend the Promissory Note from November 21, 2023 to November 7, 2028. New principal and interest payments in the amount of \$7,900.00 will be due on the 7th of each month beginning on December 7, 2023 and will continue until paid in full or loan maturity. The rate is being changed from a fixed rate of 5.50% to a fixed rate of 6.85%. Three year prepayment penalty of 3%, 2%, 1%. All other terms and conditions will remain the same.

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

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE
(Continued)

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 NOVEMBER 21, 2023.

GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.


GRANTOR:

DOABA PROPERTIES, LLC - 1706 W 17TH STREET

By: 
Rushim S Bains, Managing Member of DOABA PROPERTIES,
LLC - 1706 W 17TH STREET

By: 
Manmeet K Bains, Managing Member of DOABA PROPERTIES,
LLC - 1706 W 17TH STREET


DOABA PROPERTIES, LLC - 2905 CENTRAL PARK AVENUE

By: 
Rushim S Bains, Managing Member of DOABA PROPERTIES,
LLC - 2905 CENTRAL PARK AVENUE

By: 
Manmeet K Bains, Managing Member of DOABA PROPERTIES,
LLC - 2905 CENTRAL PARK AVENUE

LENDER:

GREENSTATE CREDIT UNION

X 
Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Lake)

On this 18th day of November, 2023 before me, the undersigned Notary Public, personally appeared Rushim S Bains, Managing Member of DOABA PROPERTIES, LLC - 1706 W 17TH STREET and Manmeet K Bains, Managing Member of DOABA PROPERTIES, LLC - 1706 W 17TH STREET, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By James Craig Malles Residing at Chase Bank Libertyville, IL
Notary Public in and for the State of Illinois
My commission expires 11/13/2026



LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Lake)

On this 18th day of November, 2023 before me, the undersigned Notary Public, personally appeared Rushim S Bains, Managing Member of DOABA PROPERTIES, LLC - 2905 CENTRAL PARK AVENUE and Manmeet K Bains, Managing Member of DOABA PROPERTIES, LLC - 2905 CENTRAL PARK AVENUE, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By James Craig Malles Residing at Chase Bank Libertyville, IL
Notary Public in and for the State of Illinois
My commission expires 11/13/2026



UNOFFICIAL COPY

MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 20th day of November, 2023 before me, the undersigned Notary Public, personally appeared Jim Lesko and known to me to be the vice president, authorized agent for **GREENSTATE CREDIT UNION** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **GREENSTATE CREDIT UNION**, duly authorized by **GREENSTATE CREDIT UNION** 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 **GREENSTATE CREDIT UNION**.

By Lizbeth Calderon Morales Residing at COOK

Notary Public in and for the State of IL

My commission expires 3/31/2026



Property of Cook County Clerk's Office