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Karen A. Yarbrough
Cook County Clerk
Date: 11/29/2023 09:35 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

**Wheaton Bank & Trust
Company, N.A.
100 N. Wheaton Avenue
Wheaton, IL 60187**

WHEN RECORDED MAIL TO:

**Wheaton Bank & Trust
Company, N.A.
9801 W Higgins, Suite 400
Rosemont, IL 60018**

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**Loan Operations, Loan Documentation Administrator
Wheaton Bank & Trust Company, N.A.
100 N. Wheaton Avenue
Wheaton, IL 60187**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 7, 2023, is made and executed between Saburi Investment Group, LLC Narragansett, an Illinois series limited liability company (referred to below as "Grantor") and Wheaton Bank & Trust Company, N.A., whose address is 100 N. Wheaton Avenue, Wheaton, IL 60187 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 10, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded with Cook County Recorded of Deeds on October 24, 2012 as Document No. 1229812034 and Assignment of Rents dated October 10, 2012 and recorded on October 24, 2012 as Document No. 1229812035.

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

LOTS 99 AND 100 IN DANIEL KANDICH'S 79TH ST HIGHLANDS, A SUBDIVISION OF PART OF LOT 4 IN THE SUBDIVISION OF LOT 8 IN THE ASSESSOR'S DIVISION OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 7901-7913 Narragansett Ave., Burbank, IL 60459. The Real Property tax identification number is 19-32-122-001-0000 and 19-32-122-002-0000.

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

The following paragraph, titled **CROSS-COLLATERALIZATION**, is hereby amended and restated as follows:

Cross-Collateralization. In addition to the Note, the Mortgage secures all obligations, debts and liabilities, plus interest thereon, of Grantor; Saburi Investment Group, LLC Washington; Saburi Investment Group, LLC 400; and Saburi Investment Group, LLC 430 to Lender, or any one or more of them, as well as all claims by Lender against Grantor; Saburi Investment Group, LLC Washington; Saburi Investment Group, LLC 400;

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MODIFICATION OF MORTGAGE (Continued)

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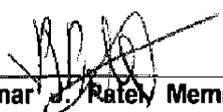
and Saburi Investment Group, LLC 430 or any one or more of them, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Grantor, Saburi Investment Group, LLC Washington; Saburi Investment Group, LLC 400; and Saburi Investment Group, LLC 430 may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable.

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 NOVEMBER 3, 2023.

GRANTOR:

SABURI INVESTMENT GROUP, LLC NARRAGANSETT

By: 

Pritesh Kumar, Ratee Member of Saburi Investment Group,
LLC Narragansett

LENDER:

WHEATON BANK & TRUST COMPANY, N.A.

X 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF Kendall)

On this 9th day of November, 2023 before me, the undersigned Notary Public, personally appeared **Priteshkumar J. Patel, Member of Saburi Investment Group, LLC Narragansett**, 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 Jennifer L. Bartell Residing at Quincy IL
 Notary Public in and for the State of IL

My commission expires 10/23/24



Kendall County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF Kendall)

On this 9th day of November, 2023 before me, the undersigned Notary Public, personally appeared John Kocoma and known to me to be the _____, authorized agent for Wheaton 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 Wheaton Bank & Trust Company, N.A., duly authorized by Wheaton 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 Wheaton Bank & Trust Company, N.A.

By Jennifer L Bartell Residing at Osage St

Notary Public in and for the State of Ill

My commission expires 10/23/24



Notary Public of Cook County Clerk's Office