

# UNOFFICIAL COPY

Doc#: 2335433374 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/20/2023 02:57 PM Pg: 1 of 7

## THIS INSTRUMENT PREPARED BY:

Jason Wojack  
PO Box 7721  
Libertyville, Illinois 60048

## WHEN RECORDED, RETURN TO:

Accelerant Properties LLC  
PO Box 7721  
Libertyville, Illinois 60048

Loan No. 2022-IL-16  
Property ID No.: 20-22-229-025-0000

---

## MODIFICATION OF MORTGAGE

This Modification of Mortgage (this "Agreement") is effective as of October 3, 2023, and is given for the benefit of Accelerant Properties LLC, as mortgagee ("Lender"), by 6618 South Langley, LLC ("Borrower"), the fee owner of the real property known as 6618 South Langley Avenue, Chicago, Illinois 60637 (the "Property"), as more fully described in Exhibit "A," attached to this Agreement and incorporated herein by reference.

## RECITALS

A. Lender made a loan to Borrower in the original principal amount of Two Hundred Forty-Seven Thousand Five Hundred and 00/100 Dollars (\$247,500.00) which is evidenced by a note (the "Note") dated November 8, 2022. The Note is secured by a mortgage dated November 8, 2022, and recorded on November 14, 2022, and recorded in first priority position in the Official Records of the County of Cook, State of Illinois as Instrument Number 2231845238 (the "Security Instrument"). The Maturity Date of the Note is September 1, 2023 (the "Maturity Date"); and the unpaid principal balance and accrued interest are due and payable to Lender on such date.

B. Borrower and Lender have entered into that certain Modification Agreement of even date herewith (the "Modification").

C. The Note, and Security Instrument are referred to collectively herein as the "Loan." The Note, Security Instrument, this Agreement, the Modification, and all other loan documents signed in connection with the Loan, together with any and all additions, rearrangements, extensions, renewals, substitutions, replacements, modifications, restatements, and amendments thereto, collectively referred to herein as the "Loan Documents."

D. Borrower now requests, among other things, and Lender agrees to advance funds in the amount of Nine Thousand Two Hundred Twenty-Five and 00/100 Dollars (\$9,225.00) ("Additional Principal") and to modify the loan to extend the Maturity Date, subject to the terms provided in the Modification. Accordingly, Borrower and Lender have agreed to modify the Security Instrument as set forth below.

# UNOFFICIAL COPY

## AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower and Lender agree as follows:

2

1. **Modifications to the Security Instrument.**

1.1 **Modified Definitions.** The following terms are hereby amended as follows:

1.1.1. **Loan Documents.** All references to the term Loan Documents, as defined in the Security Instrument, shall also include the Modification, this Agreement, together with any and all additions, rearrangements, extensions, renewals, substitutions, replacements, modifications, restatements, and amendments to the Loan Documents.

1.1.2. **Note.** All references to the term Note as defined in the Security Instrument shall also include the Modification, together with any and all rearrangements, extensions, renewals, substitutions, replacements, modifications, restatements, and amendments to the Note and the Modification.

1.2 **Extension of Maturity Date.** The Maturity Date of the Note shall be extended to January 1, 2024, and any reference to the Maturity Date in the Note and the Security Instrument shall hereafter mean such date ("New Maturity Date").

1.3 **New Note Amount.** The new principal balance of the Loan shall be Two Hundred Fifty-Six Thousand Seven Hundred Twenty-Five and 00/100 Dollars (\$256,725.00).

2. **Confirmation of Property and Security Instrument.** Borrower hereby acknowledges, agrees, and confirms that all obligations of Borrower to Lender under the Note are secured by a perfected first priority security interest in the Property. Borrower further acknowledges, agrees and confirms that Borrower's obligations to Lender under the Note are secured by the Security Instrument.

BORROWER'S INITIALS: TV

3. **Other Provisions in Full Force.** Except as specifically provided herein, the Note, the Security Instrument and the other loan documents shall remain in full force and effect in accordance with their original terms and conditions, including, without limitation, those provisions providing for the acceleration of the indebtedness evidenced by the Note.

4. **Binding Effect.** This Agreement shall bind and benefit the heirs, successors, and assigns of Borrower and Lender, respectively.

5. **Construction/Severability.** If any provision of this Agreement shall be determined to be invalid, void or illegal, such provision shall be construed and amended in a manner which would permit its enforcement but in no event shall such provision effect, impair or invalidate any other provision hereof.

6. **Counterparts.** This Agreement may be signed in one or more counterparts, each of which shall be deemed an original. This Agreement shall be deemed fully executed and effective when all parties have executed at least one of the counterparts, even though no single counterpart bears all such signatures.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective on the day and year set forth above.

IT IS SO AGREED.

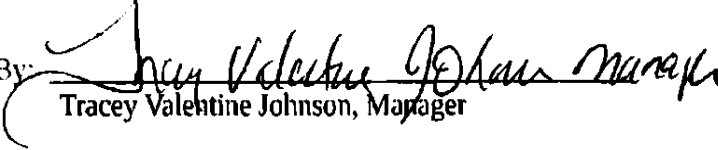
[SIGNATURES FOLLOW]

# UNOFFICIAL COPY

[THIS AGREEMENT MAY BE EXECUTED IN COUNTERPARTS.]

**BORROWER:**

**6618 SOUTH LANGLEY, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY**

By:   
Tracey Valentine Johnson, Manager

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of ILLINOIS )

County of COOK )

On 11th October 2023 before me, Tracey V. Johnson Alice M. Farmer Notary Public  
Date Here Insert Name of the Officer

Personally Appeared Tracey V. Johnson  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ILLINOIS that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alice M. Farmer  
Signature of Notary Public



# UNOFFICIAL COPY

**LENDER:****ACCELERANT PROPERTIES LLC****By:** **Name:** JASON WOZACK**Title:** PRESIDENT

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Illinois )

County of Lake )

On November 30th 2023 before me,  
Date

James Craig Malles  
Here Insert Name of the Officer

, Notary Public

Personally Appeared

Jason Wejack

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

laws of the State of Illinois  
paragraph is true and correct.

I certify under PENALTY OF PERJURY under the  
that the foregoing

WITNESS my hand and official seal.

Signature

Signature of Notary Public



# UNOFFICIAL COPY

## EXHIBIT "A" LEGAL PROPERTY DESCRIPTION

THE NORTH 17.15 FEET OF LOT 30 AND THE SOUTH 14.81 FEET OF LOT 31 IN BLOCK 3 IN MCCHESENEY'S RESUBDIVISION OF THE NORTH HALF OF BLOCKS 1 TO 7 IN MCCHESENEY'S HYDE PARK HOMESTEAD SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

