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Doc#: 2400833432 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/08/2024 02:34 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
Wintrust Financial Center
Middle Market Loan Servicing
9801 W Higgins Rd 4th Floor
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Middle Market Loan Servicing
Wintrust Financial Corp.
9801 W. Higgins Rd. - 4th Floor
Rosemont, IL 60018

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 5, 2023, is made and executed between The Grand Company, LLC, an Illinois Limited Liability Company (referred to below as "Grantor") and Northbrook Bank & Trust Company, N.A., whose address is 1100 Waukegan Road, Northbrook, IL 60062 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated September 9, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

and recorded on September 22, 2016 in the office of the Cook County Recorder of Deeds as Document No. 1626619194.

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

LOT 81 AND 82 IN C.J. HULL'S SUBDIVISION OF BLOCK 19 OF CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1812-1814 W. Grand Avenue, Chicago, IL 60622. The Real Property tax identification number is 17-07-219-039-0000 and 17-07-219-040-0000.

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

Modification of Maximum Lien. The section captioned "Maximum Lien" on page one (1) of the Mortgage is hereby amended to: At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$790,000.00.

Modification of Note Description. The section captioned "Note" on page 12 of the Mortgage is hereby amended to: The word "Note" means the promissory note dated February 12, 2019, in the original principal amount of \$395,000.00 from Borrower to Lender together with all renewals of, extensions of, modifications of, refinancing of, consolidations of, and substitutions for the promissory note or agreement.

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MODIFICATION OF MORTGAGE (Continued)

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 DECEMBER 5, 2023.

GRANTOR:


THE GRAND COMPANY, LLC

By: 

 Ciro Longobardo, Member of The Grand Company, LLC

LENDER:

NORTHBROOK BANK & TRUST COMPANY, N.A.

X  _____
 Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

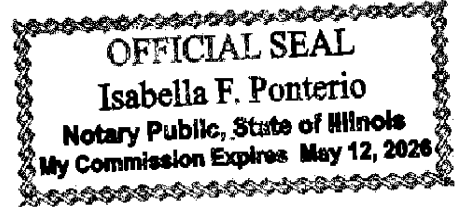
STATE OF ILLINOIS

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COUNTY OF COOK

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On this 14th day of DECEMBER, 2023 before me, the undersigned Notary Public, personally appeared Ciro Longobardo, Member of The Grand Company, 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 ISABELLA F. PONTERIO

Residing at 231 S. LASALLE ST.
CHICAGO IL

Notary Public in and for the State of ILLINOIS

My commission expires 05/12/2026.

X

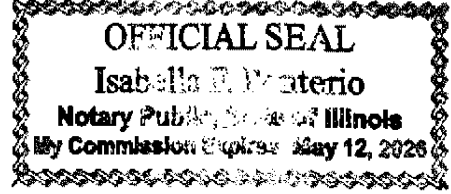
PROPOSED BY COOK County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)



On this 14th day of DECEMBER, 2023 before me, the undersigned Notary Public, personally appeared SCOTT FORTIANO and known to me to be the SR. VICE PRESIDENT, authorized agent for Northbrook 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 Northbrook Bank & Trust Company, N.A., duly authorized by Northbrook 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 Northbrook Bank & Trust Company, N.A.

By ISABELLA F. PONTERIO Residing at 231 S. LASALLE ST.
CHICAGO IL

Notary Public in and for the State of ILLINOIS

My commission expires 05/12/2026

Cook County Clerk's Office