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RECORDATION REQUESTED BY:

Heartland Bank and Trust
Company
BR# 550-Shorewood-SHJ
700 W Jefferson St
Shorewood, IL 60404

Doc# 2406046011 Fee \$93.00

CHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/29/2024 09:52 AM PG: 1 OF 4

WHEN RECORDED MAIL TO:

Heartland Bank and Trust
Company
Attn: Commercial Loan
Support
P.O. Box 67
Bloomington, IL 61702-0067

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Ryan Hoffman
Heartland Bank and Trust Company
700 W Jefferson St
Shorewood, IL 60404

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 16, 2024, is made and executed between South Suburban Rentals, LLC a/k/a South Suburban Rentals LLC, an Illinois Limited Liability Company as to Parcels 1, 2 and 5 (referred to below as "Grantor") and Heartland Bank and Trust Company, whose address is 700 W Jefferson St, Shorewood, IL 60404 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 11, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on December 27, 2018 as Document Number 1836157066.

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

PARCEL 1:

LOT 3 IN BLOCK 23 IN DIXMOOR, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF DIXIE HIGHWAY PRODUCED AT A POINT WHICH SAID CENTER LINE INTERSECTS THEIR WESTERLY LINE OF THE ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1927 AS DOCUMENT 967567. ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

Handwritten notations and signatures in the bottom right corner, including a vertical line with 'Y' at the top, '24' in the middle, and '3' below it, followed by 'SCY' and 'NT' with a signature.

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(Continued)**

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LOT 24 IN COWING BROTHERS 1ST ADDITION TO HOMEWOOD, BEING A SUBDIVISION OF THE EAST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 12 IN BLOCK 17 IN DIXMOOR, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE NORTH HALF OF THE NORTH HALF OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF DIXIE HIGHWAY PRODUCED TO A POINT WHICH SAID CENTER LINE INTERSECTS WESTERLY LINE OF ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY THENCE IN A SOUTHWESTERLY DIRECTION ALONG SAID WESTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF SAID SECTION 31, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1927 AS DOCUMENT 9675674, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 17647 Western Ave; 17908 Sacramento Ave; 2108 Hawthorne Rd, Homewood, IL 60430. The Real Property tax identification number is 29-31-114-003-0000 (Parcel 1); 28-36-301-001-0000 (Parcel 2); 29-31-110-012-0000 (Parcel 5).

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

This Mortgage secures a renewal promissory note in the principal amount of \$239,341.94 dated February 16, 2024 that bears interest at the rate described in the note with a maturity date of March 31, 2029 together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note.

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 FEBRUARY 16, 2024.

GRANTOR:

SOUTH SUBURBAN RENTALS, LLC

By: 

Todd Maier, Manager of South Suburban Rentals, LLC

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LENDER:

HEARTLAND BANK AND TRUST COMPANY

X *Jonathan J Hicks*
Jonathan J Hicks, Commercial Lender

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 20th day of February, 2024 before me, the undersigned Notary Public, personally appeared Todd Maier, Manager of South Suburban Rentals, 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 *Rosanne M Putt* Residing at *1017 S DuPage*

Notary Public in and for the State of Illinois

My commission expires 8/3/24



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 20th day of February, 2024 before me, the undersigned Notary Public, personally appeared **Jonathan J Hicks** and known to me to be the **Commercial Lender**, authorized agent for **Heartland Bank and Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Heartland Bank and Trust Company**, duly authorized by **Heartland Bank and Trust Company** 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 **Heartland Bank and Trust Company**.

By *[Signature]* Residing at DuPage

Notary Public in and for the State of Illinois

My commission expires 8/3/24



Cook County Clerk's Office