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RECORDATION REQUESTED BY:

Libertyville Bank & Trust
Company, N.A.
507 N. Milwaukee Ave
Libertyville, IL 60048

Doc#: 2408802168 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/28/2024 11:56 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

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

41079875 1/1

Property
GIT

FOR RECORDER'S USE ONLY

non-agency

This Modification of Mortgage prepared by:

Loan Operations, Loan Documentation Administrator
Libertyville Bank & Trust Company N.A.
507 N. Milwaukee Ave
Libertyville, IL 60048

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 25, 2024, is made and executed between Evadean's Real Estate, LLC, an Illinois limited liability company (referred to below as "Grantor") and Libertyville Bank & Trust Company, N.A., whose address is 507 N. Milwaukee Ave, Libertyville, IL 60048 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 15, 2022 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded with Cook County Clerk on March 22, 2022 as Document No. 2208106016 and an Assignment of Rents recorded as Document No. 2208106017.

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

THE EAST 1/2 OF LOT 3 IN BLOCK 18 IN THE VILLAGE OF WILMETTE IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1115-17 Central Avenue, Wilmette, IL 60091. The Real Property tax identification number is 05-34-111-005-0000.

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

1) The definition of Note is hereby restated in its entirety to mean the following:

Note. The word "Note" means a Promissory Note dated March 25, 2024, as amended from time to time, in the original principal amount of \$1,180,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

2) The "Maximum Lien" section is hereby restated in its entirety to mean the following:

Maximum Lien. At no time shall the principal amount of Indebtedness secured by the Mortgage, not

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MODIFICATION OF MORTGAGE (Continued)

including sums advanced to protect the security of the Mortgage, exceed \$2,360,000.00.

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 MARCH 25, 2024.

GRANTOR:

EVADDEAN'S REAL ESTATE, LLC


By: 
Jordana Downer, Manager of Evadean's Real Estate, LLC

By: 
Jory F. Dowher, Manager of Evadean's Real Estate, LLC

By: 
Garrett VanBergen, Manager of Evadean's Real Estate, LLC

LENDER:

LIBERTYVILLE BANK & TRUST COMPANY, N.A.

X 
Authorized Signer

of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS
)

On this 23 day of MARCH, 2024 before me, the undersigned Notary Public, personally appeared **Jordana Downer, Manager of Evadean's Real Estate, LLC; Jory F. Downer, Manager of Evadean's Real Estate, LLC; and Garrett VanBergen, Manager of Evadean's Real Estate, LLC**, 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 [Signature] Residing at 1145 WILMINGTON AVE
WILMINGTON IL 60091
 Notary Public in and for the State of IL
 My commission expires 10/19/2025



Cook County Clerk's Office

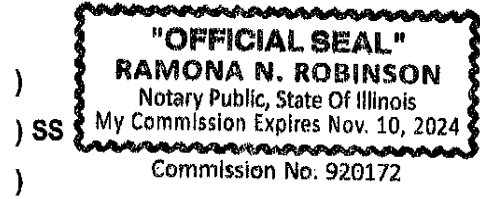
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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Lake



On this 25th day of March, 2024 before me, the undersigned Notary Public, personally appeared Javier Nunez and known to me to be the SVP, authorized agent for Libertyville 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 Libertyville Bank & Trust Company, N.A., duly authorized by Libertyville 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 Libertyville Bank & Trust Company, N.A.

By Ramona N. Robinson Residing at Lake County, IL

Notary Public in and for the State of Illinois

My commission expires Nov. 10th 2024

County Clerk's Office