

UNOFFICIAL COPY

Doc#: 2412820030 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/7/2024 9:18 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

Providence Bank & Trust
630 East 162nd Street
P.O. Box 706
South Holland, IL 60473

WHEN RECORDED MAIL TO:

Providence Bank & Trust
240 45th Street
Munster, IN 46321

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Jennifer S. Meloy, Senior Commercial Services Associate
Providence Bank & Trust
630 East 162nd Street
South Holland, IL 60473

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 5, 2024, is made and executed between 818 ELM, LLC, whose address is 825 GREEN BAY ROAD SUITE 100, WINNETKA, IL 60091-2500 (referred to below as "Grantor") and Providence Bank & Trust, whose address is 630 East 162nd Street, P.O. Box 706, South Holland, IL 60473 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 20, 2018 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded December 19, 2018 as document number 1835308179.

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

THE NORTH 111 FEET OF THE WEST 27 FEET OF LOT 1 IN WILSON AND DALE'S SUBDIVISION OF THE NORTH HALF OF BLOCK 26 IN WINNETKA, BEING CHARLES E. PECK'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, ALL 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 818 ELM STREET AND 523-525 CHESTNUT STREET, WINNETKA, IL 60093. The Real Property tax identification number is 05-20-212-001-0000 AND 05-20-212-002-0000.

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

Definitions.

Note. The word "Note" means the promissory note dated April 5, 2024, in the original principal amount of \$950,904.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 6.750% based on a year of 360 days. Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$7,286.08 each and one irregular last payment estimated at \$825,569.23. Grantor's first payment is due May 5, 2024, and all

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

subsequent payments are due on the same day of each month after that. Grantor's final payment will be due on April 5, 2029, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest.

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 APRIL 5, 2024.

GRANTOR:

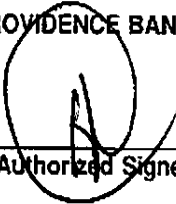
818 ELM, LLC

By: 

GREGORY DAVID HOFFMANN, Manager of 818 ELM, LLC

LENDER:

PROVIDENCE BANK & TRUST

X 

Authorized Signer

Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

On this 3rd day of APRIL, 2024 before me, the undersigned Notary Public, personally appeared **GREGORY DAVID HOFFMANN, Manager of 818 ELM, 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 [Signature]

Residing at 568 LINCOLN AVENUE, WINNETKA

Notary Public in and for the State of ILLINOIS

My commission expires 03/20/2026



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 4th day of April before me, the undersigned Notary Public, personally appeared Bojani Enamad and known to me to be the JVP, authorized agent for Providence Bank & Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Providence Bank & Trust, duly authorized by Providence Bank & Trust 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 Providence Bank & Trust.

By Donna Serwetnyk Residing at 1051 E. Roosevelt Rd

Notary Public in and for the State of IL

My commission expires 6-23-2027



Cook County Clerk's Office