

UNOFFICIAL COPY

Doc#: 2416314269 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/11/2024 11:22 AM Pg: 1 of 6

(Space Above For Recorder's Use)

**MODIFICATION TO
MORTGAGE DOCUMENT**

MODIFYING DOCUMENT NO. 2119322012

ANITEJ HOTEL CORP., as Borrower

and

**MILLENIUM INVESTMENT GROUP, LLC, SUCCESSOR IN INTEREST TO
AVATAR REIT I LLC, as Lender**

COLLATERAL IS OR INCLUDES FIXTURES

Dated: As of May 24, 2024

Property Address: 2280 Barrington Road
Hoffman Estate, Illinois 60196

Tax Parcel: 06-01-200-017-0000

County: Cook

UNOFFICIAL COPY

THIS MODIFICATION TO MORTGAGE DOCUMENT (this "Modification") is made as of May 24, 2024 by ANITEJ HOTEL CORP., an Illinois corporation, having a mailing address at 403 Fox Trail Lane, Oak Brook, Illinois 60523 ("Borrower"), and MILLENIUM INVESTMENT GROUP, LLC, SUCCESSOR IN INTEREST TO AVATAR REIT IN LLC, a Georgia limited liability company, having a mailing address at 1849 Peeler Road, Unit D, Dunwoody, Georgia 30338 ("Lender"), and amends and modifies the Security Instrument (defined below), encumbering the property as described on Exhibit "A" as follows:

W I T N E S S E T H:

1. SECURITY INSTRUMENT. The Security Instrument shall mean that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing in the original principal amount of \$2,850,000.00, dated July 6, 2021, and recorded July 12, 2021, as Document Number 2119322012 and assigned by Document Number 2415614169.
2. MATURITY DATE. The Maturity Date is June 1, 2025.
3. NO FURTHER MODIFICATIONS. Except as specifically provided in this Modification, the Security Instrument is not modified or amended. Any property or rights to or interest in property granted as security in the Security Instrument shall remain as security for the Loan and the obligation of the Borrower.
4. REAFFIRMATION. Borrower restates and reaffirms the terms and conditions of the Security Instrument, and acknowledges that it is a valid, existing first lien on the Property securing the Note, as amended and restated from time to time.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE PAGE TO FOLLOW]

UNOFFICIAL COPY

LENDER:

MILLENNIUM INVESTMENT GROUP, LLC,
SUCCESSOR IN INTEREST TO AVATAR REIT
I LLC, a Georgia limited liability company

By: [Signature]
Name: Amit Shah
Its: President and CEO

STATE OF Georgia)
) SS.
COUNTY OF DeKalb)

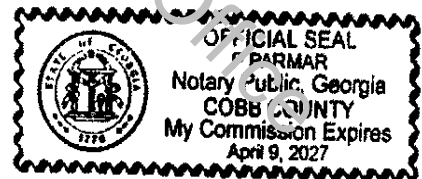
I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that AMIT SHAH, personally known to me to be the President and Chief Executive Officer of MILLENNIUM INVESTMENT GROUP, LLC, SUCCESSOR IN INTEREST TO AVATAR REIT I LLC, a Georgia limited liability company, and personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of JUNE,
2024.

[Signature]
Notary Public

This instrument was prepared by:

Julie L. Kaminski
Wolin Law Group LLC
100 North LaSalle Street, Suite 800
Chicago, Illinois 60602
WLG File No.: 53-01286



Upon recording, return to:

Millenium Investment Group, LLC
1849 Peeler Road, Unit D
Dunwoody, Georgia 30338
Attention: Amit Shah

UNOFFICIAL COPY

EXHIBIT A

Description of Land

Parcel 1:

Lot 3 in Barrington Pointe Subdivision in the East 1/2 of Fractional Section 1, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for the benefit of parcel 1 as created by sign easement agreement recorded February 24, 1987 as document 87106392 and re-recorded September 28, 1988 as document 88446130, and shown on Plat document number 86106425 by and between LaSalle National Bank, as trustee under trust number 109437 by document executed by LaSalle National Bank, as trustee, under trust agreement dated August 22, 1985 and known as trust number 110224 and La Quinta Motor Inns, Inc., on that part of the East 1/2 of the East 1/2 of Fractional Section 1, Township 41 North Range 9, East of the Third Principal Meridian, described as follows: commencing at the intersection of the Northeasterly line of Higgins road as dedicated by instrument recorded March 27TH, 1941 as Document No. 12647603, with the West Line of Barrington road as dedicated by instrument recorded July 8TH, 1932 as document number 1113016; thence North 00 degrees 03 minutes 13 seconds West along said Westerly Line of Barrington road, being a line 50.00 feet, as measured at right angles, West of and parallel with the East Line of said Fractional Section 1, 446.91 feet to an intersection with the South Line of perpetual easement for highway purposes as per warranty deed dated May 31, 1957 and recorded June 10, 1957 as Document No. 16926933; thence South 89 degrees 56 minutes 47 seconds West along said last described line, being a line at right angles to said West Line of Barrington Road, 30.00 feet to the West Line of said perpetual easement; thence North 00 degrees 03 minutes 13 seconds West along said last described line, being a line 80.00 feet, as measured at right angles, West of and parallel with the East Line of said Fractional Section 1, 259.60 feet to a point for a place of beginning; thence South 89 degrees 56 minutes 47 seconds West at right angles to said last described parallel line 10.00 feet; thence North 00 degrees 03 minutes 13 seconds West 6.00 feet to a point; thence North 89 degrees 56 minutes 47 seconds, East 10.00 feet to a point; thence South 00 degrees 03 minutes 13 seconds East 6.00 feet to the place of beginning.

Parcel 3:

Easement for the benefit of parcel 1 as depicted on the Plat of Subdivision of Barrington Pointe Subdivision, recorded as document 87106425 and as additionally set out in the declaration of easements, dated February 19, 1987, executed by LaSalle National Bank as Trustee under Trust No. 109437 and LaSalle National Bank as Trustee under Trust No. 110224, recorded as document 87106425, for passageway over: The area described as easement for driveway, ingress and egress and utility easement, 28 feet in total width along the common border with LOT 4 and 5 in Barrington Pointe Subdivision in the East 1/2 of Fractional Section 1, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, recorded February 24, 1987 as document 87106425.

Parcel 4:

Easement for the benefit of Parcel 1, as depicted on the Plat of Subdivision of Barrington Pointe recorded as document number 87106425 and as additionally set out in the declaration of easements, dated February 19, 1987, and recorded as document number 87106425, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee under trust number 110224, for passageway over that portion of Lot 2 following between the boundaries of Lots 1, 3 and 5, 54 Feet Wide at the East Line and 144.54 Feet along the South Line.

Parcel 5:

Easement for the benefit of parcel 1 as depicted on the Plat of Subdivision recorded as document number 87106425 of Barrington Pointe Subdivision and as additionally set out in the declaration of easements, dated February 19, 1987 and recorded as document 87106425, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee, under trust number 110224, for passageway over: Lot 2 along its common border with Lot 3,

UNOFFICIAL COPY

being 12 Feet Wide along the Southeasterly Line of Lot 2, adjoining Lot 3.

Parcel 6:

Easement for the benefit of Parcel 1 as delineated on the Plat of Subdivision of the Barrington Pointe Subdivision recorded as document number 87106425 and as additionally set out in the declaration of easements, dated February 19, 1987 recorded as document number 87106425, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee, under trust number 110224, for detention/retention, at the Northwest Corner of Lot 2.

Parcel 7:

Easement for the benefit of Parcel 1, as depicted on the Plat of Subdivision of Barrington Pointe Subdivision recorded as document number 87106425 and as additionally set out in the declaration of easements, dated February 19, 1987 recorded as document number 87106425, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee, under trust number 110224, for storm sewer, within that portion of Lot 2 described on the Plat as "Utility Easement".

Parcel 8:

Easement for the benefit of Parcel 1, as depicted on the Plat of Barrington Pointe Subdivision recorded as document number 87106425 and as additionally set out in the declaration of easements recorded as document number 87106425, dated February 19, 1987, executed by LaSalle National Bank, as trustee, under trust number 109437 and LaSalle National Bank, as trustee, under trust number 110224 for temporary easement for lighting, Landscaping, construction and slope location upon Lot 2 adjacent to the easement for driveway, ingress and egress and utility easement location on Lot 2 along its common border with Lot 3 for the purpose of installing and maintaining lights and Landscaping, said easement area over the Southeasterly 5 feet of Lot 2 lying Northwesterly and adjoining the Southeasterly 12 foot driveway easement of Lot 2.

PIN: 06-01-200-017-0000

Common Address: 2280 Barrington Road, Hoffman Estates, Illinois