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Doc#: 2417020012 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/18/2024 9:08 AM Pg: 1 of 5

RECORDATION REQUESTED BY:

Celtic Bank Corporation
268 S. State Street
Suite 300
Salt Lake City, UT 84111

WHEN RECORDED MAIL TO:

Celtic Bank Corporation
268 S. State Street
Suite 300
Salt Lake City, UT 84111

SEND TAX NOTICES TO:

Celtic Bank Corporation
268 S. State Street
Suite 300
Salt Lake City, UT 84111

FOR RECORDER'S USE ONLY

N/A 41072359 - DDSY

This Modification of Mortgage prepared by:

Zachary Alvord, Senior Support Specialist
Celtic Bank Corporation
268 S. State Street
Salt Lake City, UT 84111

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 12, 2024, is made and executed between SHREE ISHAK CORPORATION, an Illinois Corporation (referred to below as "Grantor") and Celtic Bank Corporation, whose address is 268 S. State Street, Suite 300, Salt Lake City, UT 84111 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 30, 2023 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Mortgage recorded 04/10/2023 09:11 AM Doc# 2310013002.

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

See Exhibit A, which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1730 E HIGGINS RD, SCHAUMBURG, IL 60173-5114. The Real Property tax identification number is 07-13-408-009-0000.

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

Principal Decrease from \$5,659,600.00 to \$4,184,600.00 and extending Maturity Date from July 30, 2024 to June 12, 2049.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 15023526


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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 JUNE 12, 2024.


GRANTOR:

SHREE ISHAK CORPORATION

By: 
Rajanikant Patel, President of SHREE ISHAK CORPORATION

LENDER:

CELTIC BANK CORPORATION

X 
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 15023526

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CORPORATE ACKNOWLEDGMENT

STATE OF Michigan)
) SS
 COUNTY OF Kent)

On this 6th day of May, 2024 before me, the undersigned Notary Public, personally appeared **Rajanikant Patel, President of SHREE ISHAK CORPORATION**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Kathleen M. Etheridge Residing at Kent County, Michigan

Notary Public in and for the State of Michigan

My commission expires September 6, 2030

KATHLEEN M. ETHERIDGE
 Notary Public, Kent County, MI
 My Commission Expires 09/06/2030
 Acting in the county of

Proprietor of County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

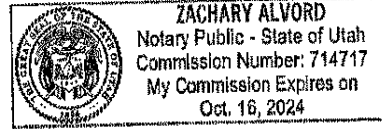
Loan No: 15023526

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LENDER ACKNOWLEDGMENT

STATE OF Utah

)
) SS
)



COUNTY OF Salt Lake

On this Eighth day of May, 2024 before me, the undersigned Notary Public, personally appeared Bradley C. Bybee and known to me to be the Chief Lending officer, authorized agent for **Celtic Bank Corporation** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Celtic Bank Corporation**, duly authorized by **Celtic Bank Corporation** 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 **Celtic Bank Corporation**.

By [Signature] Residing at 774 Hill Blvd, Layton, UT 84041

Notary Public in and for the State of Utah

My commission expires October 16th, 2024

PROCESSED BY COOK COUNTY CLERK'S OFFICE

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EXHIBIT "A"

PARCEL 1:

LOT 1 IN JUDITH JOHNSON SIXTH RESUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN JUDITH JOHNSON FIFTH RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1981 AS DOCUMENT 25835316 IN COOK COUNTY, ILLINOIS.

PARCEL 2A:

NON-EXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS TO KIMBEKLY DRIVE OVER, ALONG AND ACROSS THE WEST 13.5 FEET OF LOT 3 IN JUDITH JOHNSON SIXTH RESUBDIVISION AFORESAID, AND THE EAST 13.5 FEET OF LOT 1 IN JUDITH JOHNSON FOURTH RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, AFORESAID, AS CREATED BY PLAT OF JUDITH JOHNSON FOURTH RESUBDIVISION RECORDED AS DOCUMENT 24804010 AND BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 26, 1974 AND KNOWN AS TRUST NUMBER 47381 TO LA QUINTA MOTOR INNS, INC., A CORPORATION OF TEXAS RECORDED APRIL 29, 1981 AS DOCUMENT 25853698.

PARCEL 2B:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT FOR RECIPROCAL ACCESS AND PARKING DATED AS OF SEPTEMBER 21, 2015 AND RECORDED SEPTEMBER 22, 2015 AS DOCUMENT 1526544052 BY AND BETWEEN LQ PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND IL. & IN. RESTAURANT REALTY, LLC FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND UPON THE PARKING AREAS, DRIVEWAYS AND DRIVE AISLES NOW EXISTING OR CONSTRUCTED IN THE FUTURE OVER LOT 2 IN JUDITH JOHNSON SIXTH RESUBDIVISION TO THE SOUTH LINE OF THE EASEMENT CREATED BY DEED RECORDED APRIL 29, 1981 AS DOCUMENT 25853698 OVER THE WEST 13.5 FEET OF LOT 3 IN JUDITH JOHNSON SIXTH RESUBDIVISION AND THE EAST 13.5 FEET OF LOT 1 IN JUDITH JOHNSON FOURTH RESUBDIVISION

Property address: 1730 East Higgins Road, Schaumburg, IL 60173
Tax Number: 07-13-408-009-0000