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Doc#: 1513346120 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 05/13/2015 02:57 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:
FirstSecure Bank and Trust
Co.
10360 South Roberts Road
Palos Hills, IL 60465

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
LUS CHAVEZ, Loan Processor
1st Secure Bank and Trust Co.
10360 South Roberts Road
Palos Hills, IL 60465

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 2, 2015, is made and executed between Arkadia Properties LLC, whose address is 7429 W. Oakton, Niles, IL 60714 (referred to below as "Grantor") and FirstSecure Bank and Trust Co., whose address is 10360 South Roberts Road, Palos Hills, IL 60465 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 1, 2010 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED FEBRUARY 16, 2010 AS DOCUMENT NO. 1004746069 ; MODIFICATION OF MORTGAGE DATED JULY 16, 2010 AND RECORDED ON JULY 23, 2010 AS DOCUMENT NO. 1020446038 IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS.

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

LOTS 47 AND 48 IN BLOCK 1 IN ENGLEWOOD ON THE HILL, A SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1615 - 1623 W 61st Street, CHICAGO, IL 60636. The Real Property tax identification number is 20-18-423-001-0000.

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

THE ORIGINAL PROMISSORY NOTE DATED FEBRUARY 1, 2010 WITH A MATURITY DATE OF FEBRUARY 2, 2015 IN THE ORIGINAL AMOUNT OF \$897,000.00 FROM ARKADIA PROPERTIES LLC an Illinois Limited Liability Company TO FIRST SECURE BANK AND TRUST CO., WHICH WAS MODIFIED AS FOLLOWS: 1) TO INCREASE THE NOTE FROM \$897,000.00 TO \$970,400.00. ; CHANGE IN TERMS NOW IS \$849,008.00 MATURITY DATE 02/02/2020.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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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 2, 2015.

GRANTOR:

ARKADIA PROPERTIES LLC

BY:


 Gus J. Zymber

LENDER:

FIRSTSECURE BANK AND TRUST CO.

X


 Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

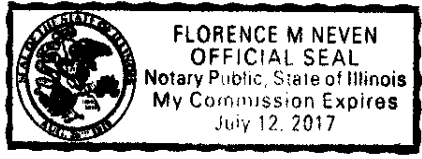
STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

On this 19 day of February, 2015 before me, the undersigned Notary Public, personally appeared Gus J. Lymber, Guarantor of Arkadia Properties 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 Florence M Neven Residing at Palos Hills

Notary Public in and for the State of ILLINOIS

My commission expires 7-12-2017



COOK County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
 COUNTY OF COOK)

On this 19 day of February, 2015 before me, the undersigned Notary Public, personally appeared Wm Anthony Kapp and known to me to be the VP, COO, CLO, authorized agent for **FirstSecure Bank and Trust Co.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FirstSecure Bank and Trust Co.**, duly authorized by **FirstSecure Bank and Trust Co.** 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 **FirstSecure Bank and Trust Co.**

By Florence M Neven Residing at Palos Hills

Notary Public in and for the State of ILLINOIS

My commission expires 7-12-2017

