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RECORDATION REQUESTED BY:

First Security Trust and Savings Bank  
7315 W Grand Ave  
Elmwood Park, IL 60707



Doc# 1809329008 Fee \$46.25

WHEN RECORDED MAIL TO:

First Security Trust and Savings Bank  
7315 W Grand Ave  
Elmwood Park, IL 60707

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2018 10:02 AM PG: 1 OF 4

SEND TAX NOTICES TO:

First Security Trust and Savings Bank  
7315 W Grand Ave  
Elmwood Park, IL 60707

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

JONA CELA, LOAN ADMINISTRATION SUPERVISOR  
First Security Trust and Savings Bank  
7315 W Grand Ave  
Elmwood Park, IL 60707

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 28, 2017, is made and executed between 6400 N. KEATING, LLC (referred to below as "Grantor") and First Security Trust and Savings Bank, whose address is 7315 W Grand Ave, Elmwood Park, IL 60707 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated May 18, 2012 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

- 1- MORTGAGE DATED MAY 18, 2012 AND RECORDED JUNE 1, 2012 AS DOCUMENT NO. 1215335019 TO SECURE AN INDEBTEDNESS OF \$648,750.00, RE-RECORDED AS DOCUMENT NO. 1307442099 TO CORRECT BORROWER NAME.
- 2- ASSIGNMENT OF RENTS DATED MAY 18, 2012 AD RECORDED JUNE 1, 2012 AS DOCUMENT NO. 1215335020

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

LOT 40 (EXCEPT THE WEST 25 FEET THEREOF) IN SECOND DEVON AND CICERO AVENUE ADDITION, BEING A SUBDIVISION OF PART OF LOT 3 IN THE ASSESSORS DIVISION OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EAST OF CALDWELLS RESERVATION AND NORTH OF THE INDIAN BOUNDARY LINE, ALSO OF THE SOUTH 10 ACRES OF LOT 7 IN THE ASSESSORS DIVISION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6400 N KEATING AVE, LINCOLNWOOD, IL 60712. The Real Property tax identification number is 10-34-319-024-0000.

Handwritten notes and stamps including a date stamp 'APR 3 2018' and a vertical stamp '03-16-18'.

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

Loan No: 2089963-15

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

**MATURITY DATE IS BEING EXTENDED TO 12-28-2027**

**RATE IS BEING CHANGED TO 5.25% FIXED FOR THE FIRST FIVE YEARS AND THEN ADJUSTING TO 300bp OVER THE 5yr CMT.**

**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 endorser 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 DECEMBER 28, 2017.**

**GRANTOR:**

6400 N KEATING LLC

By: 

ANA GAVRILOVICI, Manager of 6400 N KEATING LLC

**LENDER:**

**FIRST SECURITY TRUST AND SAVINGS BANK**

X   
Thomas Lamoureux, Vice President

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## MODIFICATION OF MORTGAGE

Loan No: 2089963-15

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

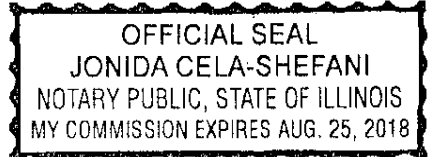
STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 28<sup>th</sup> day of December, 2017 before me, the undersigned Notary Public, personally appeared **ANA GAVRILOVICI, Manager of 6400 N KEATING 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 \_\_\_\_\_

Notary Public in and for the State of IL

My commission expires 8-25-18



*Cook County Clerk's Office*

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## MODIFICATION OF MORTGAGE

Loan No: 2089963-15

(Continued)

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### LENDER ACKNOWLEDGMENT

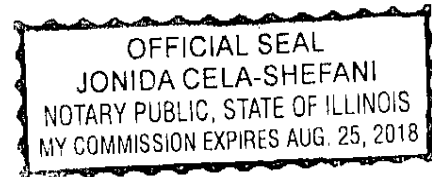
STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 28<sup>th</sup> day of December, 2017 before me, the undersigned Notary Public, personally appeared **Thomas Lamoureux** and known to me to be the **Vice President**, authorized agent for **First Security Trust and Savings Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Security Trust and Savings Bank**, duly authorized by **First Security Trust and Savings Bank** 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 **First Security Trust and Savings Bank**.

By *Jonida Cela-Shefani* Residing at \_\_\_\_\_

Notary Public in and for the State of IL

My commission expires 8-25-18



Cook County Clerk's Office