

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

Doc#: 1815006105 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/30/2018 11:15 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

SEND TAX NOTICES TO:
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
SA - BAIG, 11051460-1
FIRST NATIONS BANK
7757 W. DEVON AVENUE
CHICAGO, IL 60631-1509

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 1, 2018, is made and executed between A Z CAR WASH, INC, whose address is 200 WEST 17TH PLACE, LOMBARD, IL 60148 and Mirza M. Baig, whose address is 10051 Potter Rd., Des Plaines, IL 60016 (referred to below as "Grantor") and FIRST NATIONS BANK, whose address is 7757 W. DEVON AVENUE, CHICAGO, IL 60631-1509 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 25, 2002 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED ON AUGUST 7, 2002 IN COOK COUNTY WITH DOCUMENT NUMBERS 0020866707 AND 0020866708.

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

LOTS 1, 2, 3, 4, 5 AND THE NORTH 12.5 FEET OF LOT 6 IN VOLK BROTHERS 4TH ADDITION TO SCHILLER PARK, A SUBDIVISION IN THE SOUTHWEST FRACTIONAL QUARTER OF THE FRACTIONAL SECTION 15, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE SOUTH EAST 1/4 OF SECTION 16 LYING EAST OF THE WISCONSIN CENTRAL RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4158 OLD RIVER ROAD, SCHILLER PARK, IL 60176. The Real Property tax identification number is 12-15-313-007-0000; 12-15-313-008-0000; 12-15-313-009-0000; 12-15-313-024-0000.

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

EXTENDED THE MATURITY DATE BY ONE YEAR UNTIL APRIL 1, 2019. MODIFIED THE INTEREST RATE FROM 4.50% FIXED TO 5.00% FIXED. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

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

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

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 1, 2018.

GRANTOR:

A Z CAR WASH, INC

By: 

AKTHAR AZEEMUDDIN, President of A Z CAR WASH, INC

By: 

MRZA M BAIG, Vice President of A Z CAR WASH, INC

LENDER:

FIRST NATIONS BANK

x 

Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 2 day of APRIL, 2018 before me, the undersigned Notary Public, personally appeared **AKTHAR AZEEMUDDIN, President of A Z CAR WASH, INC and MIRZA M BAIG, Vice President of A Z CAR WASH, INC**, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By *Sal Alaimo* Residing at NORRIDGE, IL

Notary Public in and for the State of IL

My commission expires 11/16/20



DEPT. OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 20 day of APRIL, 2018 before me, the undersigned Notary Public, personally appeared JUDE BULANDA and known to me to be the VICE PRESIDENT, authorized agent for **FIRST NATIONS BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST NATIONS BANK**, duly authorized by **FIRST NATIONS 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 NATIONS BANK**.

By *Sal Alaimo* Residing at WORTHINGTON, IL

Notary Public in and for the State of IL

My commission expires 11/16/20



Notary Public of Cook County Clerk's Office