

# UNOFFICIAL COPY

Doc#. 1817029401 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/19/2018 01:23 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**  
**PAN AMERICAN BANK &  
TRUST**  
**LOAN DEPARTMENT**  
**1440 W. NORTH AVE.**  
**MELROSE PARK, IL 60160**

**WHEN RECORDED MAIL TO:**  
**PAN AMERICAN BANK &  
TRUST**  
**LOAN DEPARTMENT**  
**1440 W. NORTH AVE.**  
**MELROSE PARK, IL 60160**

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**  
**Dawn M Johnson, Senior Loan Doc & Closing Specialist**  
**PAN AMERICAN BANK & TRUST**  
**1440 W. NORTH AVE.**  
**MELROSE PARK, IL 60160**

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated May 25, 2018, is made and executed between Andres Macias and Silvia Macias, his wife, as joint tenants (as to PIN 16-22-308-001-0000), Andres Macias and Silvia Macias, as joint tenants with right of survivorship (as to PINS 16-22-308-002-0000 & 16-22-308-003-0000); Andres Macias and Silvia Macias, as tenants in common (as to PIN 16-21-431-014-0000); Andres Macias and Silvia Macias, his wife, as joint tenants (as to PIN 16-21-431-015-0000, 16-21-431-016-0000, 16-21-431-017-0000, 16-21-431-023-0000) whose address is 3925 S. Home, Stickney, IL 60402 (referred to below as "Grantor") and PAN AMERICAN BANK & TRUST, whose address is 1440 W. NORTH AVE., MELROSE PARK, IL 60160 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated February 6, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Junior Mortgage & Assignment of Rents** dated 2/6/17 and recorded on 2/8/17 in the office of the Cook County Recorder of Deeds as Document Nos. 1703908098 and 1703908097 on the Commercial Investment Property located at 2100-2117 S. Cicero Ave., Cicero IL 60804.

**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 2100-2117 S. Cicero Avenue, Cicero, IL 60804. The Real Property tax identification number is 16-22-308-001-0000; 16-22-308-002-0000; 16-22-308-003-0000; 16-21-431-014-0000; 16-21-431-015-0000; 16-21-431-016-0000; 16-21-431-017-0000; 16-21-431-023-0000.

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

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

Loan No: 106001658

Page 2

The Loan Type is changing from a non-revolving line of credit to a term loan. The rate is changing from a variable rate of Prime plus .50% with a floor of 4.25% to a fixed rate of 5.50%. The payments are changing from interest only to P & I plus escrow. The Payments on the Note are to be made in accordance with the following payment schedule: in 59 regular payments of \$2,599.25 each and one irregular last payment estimated at \$377,916.17. Borrower's first payment is due June 25, 2018, and all subsequent payments are due on the same day of each month after that. Borrower's final payment will be due on May 25, 2023, and will be for all principal and all accrued interest not yet paid. Payments include principal and interest.

**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 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 MAY 25, 2018.**

**GRANTOR:**

X Andres Macias  
Andres Macias

X Silvia H. Macias  
Silvia H. Macias

**LENDER:****PAN AMERICAN BANK & TRUST**

X Authorized Signer

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 106001658

Page 3

### INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

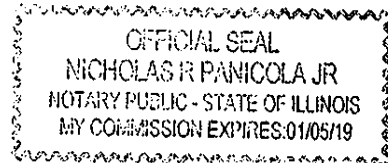
On this day before me, the undersigned Notary Public, personally appeared **Andres Macias and Silvia H. Macias**, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25<sup>th</sup> day of May, 2018.

By Nicholas R. Panicola Jr. Residing at Pan American Bank  
1440 W. North Avenue  
Melrose Park IL. 60160

Notary Public in and for the State of Illinois

My commission expires 1/05/19



### LENDER ACKNOWLEDGMENT

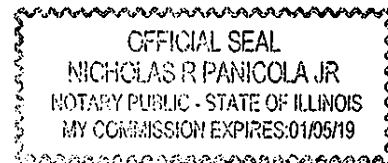
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 25<sup>th</sup> day of May, 2018 before me, the undersigned Notary Public, personally appeared Maria Guzman and known to me to be the Asst. Vice President, authorized agent for **PAN AMERICAN BANK & TRUST** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **PAN AMERICAN BANK & TRUST**, duly authorized by **PAN AMERICAN BANK & TRUST** 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 **PAN AMERICAN BANK & TRUST**.

By Nicholas R. Panicola Jr. Residing at Pan American Bank  
1440 W. North Avenue  
Melrose Park IL. 60160

Notary Public in and for the State of Illinois

My commission expires 1/05/19



# UNOFFICIAL COPY

Exhibit "A"

## PROPERTY DESCRIPTION

The land referred to in this Policy is described as follows:

LOTS 38, 39, 40, 41, 42, 43, 44 AND 45 IN BLOCK 2 OF FRANK NOVAK'S SUBDIVISION OF THE SOUTH WEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 2101-2117 SOUTH CICERO AVE., CICERO, IL 60650  
PIN: 16-22-300-001-0000, 16-22-308-002-0000, 16-22-308-003-0000

ALL OF LOT 4 AND THE NORTH 8 FEET OF LOT 5 IN BLOCK 8 IN ELAINE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 2106 S. CICERO, CICERO, ILLINOIS  
PIN: 16-21-431-014-0000

LOT 5 (EXCEPT THE NORTH 8 FEET THEREOF) AND LOT 6 (EXCEPT THE SOUTH 17 FEET THEREOF) IN BLOCK 8 IN ELAINE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-21-431-015-0000

THE SOUTH 17 FEET OF LOT 6 AND LOT 7 (EXCEPT THE SOUTH 17 FEET THEREOF) IN BLOCK 8 IN ELAINE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-21-431-016-0000

THE SOUTH 17 FEET OF LOT 7 AND LOT 8 (EXCEPT THE SOUTH 5 FEET THEREOF) IN BLOCK 8 IN ELAINE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-21-431-017-0000

LOTS 1, 2 AND 3 IN BLOCK 8 IN ELAINE SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR STREETS) IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CKA: 2100 S. CICERO, CICERO, ILLINOIS  
PIN: 16-21-431-023-0000