

# UNOFFICIAL COPY

RECORDATION REQUESTED BY:  
FIRST SECURE COMMUNITY  
BANK  
670 N. SUGAR GROVE  
PARKWAY  
SUGAR GROVE, IL 60554

Doc#. 2007146147 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/11/2020 12:31 PM Pg: 1 of 4

WHEN RECORDED MAIL TO:  
FIRST SECURE COMMUNITY  
BANK  
670 N. SUGAR GROVE  
PARKWAY  
SUGAR GROVE, IL 60554

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:  
Mary Henderson, Administrative Assistant  
FIRST SECURE COMMUNITY BANK  
670 N. SUGAR GROVE PKWY  
SUGAR GROVE, IL 60554

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 1, 2020, is made and executed between 2801 Harlem, LLC, an Illinois limited liability company, whose address is 2241 W. Howard Street, Chicago, IL 60645 (referred to below as "Grantor") and FIRST SECURE COMMUNITY BANK, whose address is 670 N. SUGAR GROVE PKWY, P.O. BOX 350, SUGAR GROVE, IL 60554 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 29, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

September 4, 2014 as Document No. 1424716092.

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

LOTS 90 AND 91 IN JOHN J. RUTHERFORD'S THIRD ADDITION TO MONT CLARE IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPT FOR THAT PART THEREOF TAKEN FOR STREET PURPOSED IN CASE NO. 83L51231, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 91; THENCE ON AN ASSUMED BEARING NORTH 00 DEGREE, 00 MINUTE, 00 SECOND EAST ALONG THE WESTERLY LINE OF SAID LOT 91, A DISTANCE OF 42.25 FEET TO A POINT ON A 25.00-FOOT RADIUS CURVE, THE CENTER OF SAID CURVE BEARS NORTH 90 DEGREES, 00 MINUTES, 00 SECOND EAST FROM SAID POINT; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80 DEGREES, 51 MINUTES, 40 SECONDS FOR A DISTANCE OF 35.28 FEET; THENCE SOUTH 80 DEGREES, 51 MINUTES, 48 SECONDS EAST, A DISTANCE OF 79.98 FEET TO THE EAST LINE OF THE SAID LOT 90; THENCE SOUTH 00 DEGREE, 00 MINUTE, 00 SECOND WEST ALONG THE EAST LINE OF SAID LOT 90, A DISTANCE OF 5.81 FEET TO THE SOUTH LINE OF SAID LOT 90; THENCE NORTH 89 DEGREES, 27 MINUTES, 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 90 AND 91, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING

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The Real Property or its address is commonly known as 2801 N. Harlem Avenue, Chicago, IL 60645. The Real Property tax identification number is 13-30-127-020-0000; 13-30-127-021-0000.

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

The Maturity Date is being extended from February 1, 2020 to February 1, 2025. All other terms and conditions of the original promissory note and any/all renewals, extensions, modifications, change in terms agreements or amendments to note, remain unchanged and in full force and effect.

**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 FEBRUARY 1, 2020.**

**GRANTOR:**


2801 HARLEM, LLC

By: 

George Tavoularis, Manager of 2801 Harlem, LLC

**LENDER:**

**FIRST SECURE COMMUNITY BANK**

X   
Authorized Signer

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**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**STATE OF Illinois

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COUNTY OF Cook

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On this 11<sup>th</sup> day of February, 2020 before me, the undersigned Notary Public, personally appeared **George Tavoularis, Manager of 2801 Harlem, 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 ILLINOISMy commission expires OCT 9, 2020

**MILDRED CARDONA**  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Oct 9, 2020

Cook County Clerk's Office

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**LENDER ACKNOWLEDGMENT**STATE OF Illinois

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COUNTY OF Will

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On this 11th day of February, 2020 before me, the undersigned Notary Public, personally appeared Bruce Grabinski and known to me to be the Vice President, authorized agent for **FIRST SECURE COMMUNITY BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FIRST SECURE COMMUNITY BANK**, duly authorized by **FIRST SECURE COMMUNITY 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 SECURE COMMUNITY BANK**.

By Maryellen HowardResiding at Rockdale, ILNotary Public in and for the State of IllinoisMy commission expires 12/12/22