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Doc#. 2030307180 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/29/2020 11:26 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

**FNBC Bank and Trust
Attn: Loan Operations
620 W. Burlington Avenue
La Grange, IL 60525**

WHEN RECORDED MAIL TO:

**FNBC Bank and Trust
Attn: Loan Operations
620 W. Burlington Avenue
La Grange, IL 60525**

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

**Central Loan Operations
FNBC Bank and Trust
600 E. Washington Street
West Chicago, IL 60185**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 5, 2020, is made and executed between 626, LLC (referred to below as "Grantor") and FNBC Bank and Trust, whose address is 600 E. Washington Street, West Chicago, IL 60185 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated June 5, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded July 22, 2015 in the office of the Cook County Recorder of Deeds and know as Document Number 1520326002.

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

LOT 10 IN BLOCK 59 IN FREDERICK H. BARTLETT'S FIFTH ADDITION TO BARTLETT'S HIGHLANDS BEING A SUBDIVISION OF WEST HALF, NORTHEAST QUARTER, SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6625 W Archer Avenue, Chicago, IL 60638. The Real Property tax identification number is 19-18-203-001-0000.

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

The "CROSS COLLATERALIZATION." paragraph below is hereby added to the Mortgage.

All other terms and conditions remain unchanged.

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

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MODIFICATION OF MORTGAGE (Continued)

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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.

CROSS COLLATERALIZATION. It is agreed by the Borrower that the security interest created by any Commercial Security Agreement, Mortgage or other Collateral document, to the Lender, whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, also secures this Promissory Note from Borrower to Lender, and that no security interest in any such Collateral will be released until the total Indebtedness owed by the Borrower to Lender is paid in full.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 5, 2020.

GRANTOR:

626 LLC

By: 

Joseph L. Niego, Managing Member of 626 LLC

By: 

Terry Niego, Managing Member of 626 LLC

LENDER:

FNBC BANK AND TRUST

x 

Steven P. Beles, Vice President

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

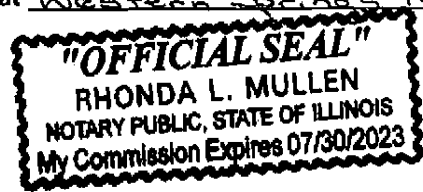
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 28 day of July, 2020 before me, the undersigned Notary Public, personally appeared **Joseph L Niego, Managing Member of 626 LLC and Terry Niego, Managing Member of 626 LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Rhonda L. Mullen Residing at Western Springs, IL

Notary Public in and for the State of Illinois

My commission expires 07.30.2023



PROPERTY OF Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
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 COUNTY OF Cook) SS
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On this 28 day of July, 2020 before me, the undersigned Notary Public, personally appeared **Steven P. Beles** and known to me to be the **Vice President**, authorized agent for **FNBC Bank and Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **FNBC Bank and Trust**, duly authorized by **FNBC Bank and 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 **FNBC Bank and Trust**.

By Cynthia Kirsch Residing at 620 W Burlington Ave, LaGrange, IL

Notary Public in and for the State of Illinois

My commission expires 10.31.2020



Cook County Clerk's Office