

# UNOFFICIAL COPY

Doc#. 2106910055 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/10/2021 03:16 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

FirstSecure Bank and Trust  
Co.  
10360 South Roberts Road  
Palos Hills, IL 60465

**WHEN RECORDED MAIL TO:**

FirstSecure Bank and Trust  
Co.  
10360 South Roberts Road  
Palos Hills, IL 60465

**SEND TAX NOTICES TO:**

FirstSecure Bank and Trust  
Co.  
10360 South Roberts Road  
Palos Hills, IL 60465

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:  
Maryellen Howard, Commercial Loan Processor  
First Secure Bank and Trust Co.  
10360 South Roberts Road  
Palos Hills, IL 60465

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 30, 2021, is made and executed between SUPERIOR HOLDINGS LLC, an Illinois Limited Liability Company, whose address is 12931 S. Moody, Palos Heights, IL 60462 (referred to below as "Grantor") and First Secure Bank and Trust Co., whose address is 10360 South Roberts Road, Palos Hills, IL 60465 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 30, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on January 11, 2016 as Document Number 1601112028 with the Cook County, Illinois Recorder.

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

LOTS 2 AND 3 IN PAETOW'S INDUSTRIAL PARK, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTHEASTERLY OF THE SOUTH WEST HIGHWAY AND LYING NORTHWESTERLY OF THE NORFOLK AND WESTERN RAILWAY. (FORMERLY WABASH, ST LOUIS AND PACIFIC R.R.) RIGHT-OF-WAY, ALL IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 13301 & 13341 Southwest Highway, Orland Park, IL 60462. The Real Property tax identification number is 23-34-402-006-0000; 23-34-402-007-0000.

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

**Extended Maturity from December 30, 2020 to December 30, 2025.**

**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

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

Loan No: 11657332

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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 DECEMBER 30, 2021.**

GRANTOR:

SUPERIOR HOLDINGS LLC

By: 

Khaldoun Nemeh, Manager of SUPERIOR HOLDINGS LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 

Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657332

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20 day of February, 2021 before me, the undersigned Notary Public, personally appeared **Khaldoun Nemeh, Manager of SUPERIOR HOLDINGS 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 Diana M. Pasch Residing at Palas Hill

Notary Public in and for the State of Illinois

My commission expires 7-12-21



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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

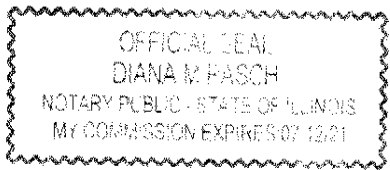
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20 day of February, 2021 before me, the undersigned Notary Public, personally appeared Anthony Ropp and known to me to be the VP Chief Credit Officer, authorized agent for **First Secure Bank and Trust Co.** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First Secure Bank and Trust Co.**, duly authorized by **First Secure Bank and Trust Co.** 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 Bank and Trust Co.**

By Diana M. Pasch Residing at Palau Hill

Notary Public in and for the State of Illinois

My commission expires 7-12-2021



PROPERTY OF COOK County Clerk's Office