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Doc#. 2107442219 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2021 02:05 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 23, 2020, is made and executed between 104 Austin Inc., whose address is 129 S. Euclid, Oak Park, IL 60302 (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 March 23, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on March 27, 2015 as Document Number 1508646006 with the Cook County, Illinois Recorder.

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

UNIT 104-3 IN 100-04 SOUTH AUSTIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 30 AND ALL OF LOT 31 IN WILSON'S AUSTIN BOULEVARD AND MADISON STREET SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR3184488 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 104 S. Austin Blvd, #3C, Oak Park, IL 60304. The Real Property tax identification number is 16-17-107-036-1009.

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

Extend Maturity from December 23, 2020 to December 23, 2025.

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657290

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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 DECEMBER 23, 2020.

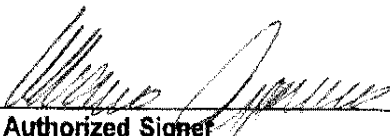
GRANTOR:

104 AUSTIN INC.

By: 
 Deena Bennett, President of 104 Austin Inc.

LENDER:

FIRST SECURE BANK AND TRUST CO.

x 
 Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657290

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CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)

) SS

COUNTY OF Cook)

On this 20th day of February, 2021 before me, the undersigned Notary Public, personally appeared **Deena Bennett, President of 104 Austin Inc.**, and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Maryellen Howard Residing at Rockdale, IL

Notary Public in and for the State of Illinois

My commission expires 12/12/22



LENDER ACKNOWLEDGMENT

STATE OF Illinois)

) SS

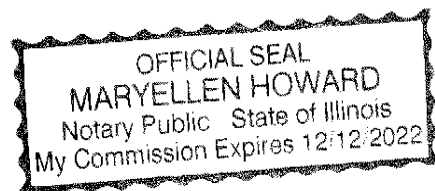
COUNTY OF Cook)

On this 20th day of February, 2021 before me, the undersigned Notary Public, personally appeared Mario Aparicio and known to me to be the AVC, 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 Maryellen Howard Residing at Rockdale, IL

Notary Public in and for the State of Illinois

My commission expires 12/12/22



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657290

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