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2108549002

RECORD AND MAIL TO:

State Bank of Texas
11950 Webb Chapel Road
Dallas, Texas 75234

Doc# 2108549002 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/26/2021 09:37 AM PG: 1 OF 3

This Modification of Mortgage and Assignment of Rents prepared by:
Sandra A. Franco-Aguilera
ARONBERG GOLDBERG DAVIS & GARMISA
330 N. Wabash Avenue, Suite 1700
Chicago, Illinois 60611

MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS

THIS MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS ("Modification") dated July 1, 2019, is made and executed by Friend Family Health Center, Inc., whose address is 800 E. 55th Street, Chicago, Illinois 60615 (referred to below as "Grantor") and State Bank of Texas, as successor in interest to the Federal Deposit Insurance Corporation, Receiver for Seaway Bank and Trust Company, whose address is 11950 Webb Chapel Road, Dallas, Texas 75234 (referred to below as "Lender").

MORTGAGE and ASSIGNMENT OF RENTS. Lender and Grantor have entered into a Mortgage and Assignment of Rents dated June 30, 2014 which has been recorded in Cook County, State of Illinois as follows:

Mortgage and Assignment of Rents recorded on July 18, 2014 in the Cook County Recorder of Deeds, Cook County, State of Illinois as document numbers 1419935030 and 1419935031.

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

PARCEL 1:

THE NORTH 75 FEET OF LOTS 20 TO 24 (EXCEPT THAT PART OF LOT 24 LYING WEST OF A LINE 50 FEET OF AND PARALLEL WITH THE WEST LINE OF SECTION 14) IN BLOCK 13 IN JAMES H. CAMPBELL'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE EAST 50 FEET) IN SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 20 TO 24, BOTH INCLUSIVE, (EXCEPT THE NORTH 75 FEET THEREOF) IN BLOCK 13 IN JAMES H. CAMPBELL'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE EAST 50 FEET THEREOF) OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF LOT 24 AFORESAID LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 14, CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED DOCUMENT NUMBER 6288534) IN COOK COUNTY, ILLINOS.

Commonly known as: 5635 S. Pulaski Road, Chicago, Illinois 60629
P.I.N.s: 19-14-112-045-0000 AND 19-14-112-046-0000

S Y
P 3
S 1
M Y
SC Y
E Y
INT EK

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


Extend maturity date of the Note secured by the Mortgage to February 1, 2020 and modify repayment terms as described in Modification of Loan Documents dated July 1, 2019.

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 agreements 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 charges 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 AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION IS DATED JULY 1, 2019.


GRANTOR:

Friend Family Health Center, Inc.,
an Illinois not-for-profit corporation,

By: 
Name: Verneda Bachus
Its: CEO

LENDER:

State Bank of Texas, as successor in interest to the Federal Deposit Insurance Corporation, Receiver for Seaway Bank and Trust Company,

By: 
Name: Jose M. Munoz
Its: Assistant Vice President

CORPORATE ACKNOWLEDGMENT

State of IL, County of COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Verneda Bachus, as CEO of Friend Family Health Center, Inc., known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her

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own free and voluntary act, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal, this 5th day of October, 2020.



Angela M Welch-Rice
Notary Public

LENDER ACKNOWLEDGMENT

State of ILL, County of COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Jorge L. Munoz and known to me to be the Assistant Vice President authorized agent for State Bank of Texas whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act of State Bank of Texas, duly authorized by State Bank of Texas, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal, this 10th day of November, 2020.

Lindsay Scott Kostecki
Notary Public

