

# UNOFFICIAL COPY

Doc# 2116139123 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/10/2021 09:15 AM 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:**  
First Secure 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 May 19, 2021, is made and executed between ZENITH CAPITAL GROUP, LLC, and Illinois Limited Liability Company, whose address is 455 N ROSELLE ROAD, ROSELLE, IL 60172 (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 August 6, 2015 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**RECORDED AUGUST 12, 2015 AS DOCUMENT NUMBER 1522457008 AND MODIFICATION OF MORTGAGE RECORDED JUNE 9, 2016 AS DOCUMENT NUMBER 1616139296, IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS.**

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

LOTS 34 AND 35 IN BLOCK 22 IN BROOKFIELD MANOR, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 3403 S. Maple Avenue, Brookfield, IL 60523. The Real Property tax identification number is 15-34-221-002-0000; 15-34-221-003-0000.

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

**EXTEND MATURITY DATE FROM MAY 19, 2021 OUT INDEFINITELY.**

**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

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657300

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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 MAY 19, 2021.**

GRANTOR:

ZENITH CAPITAL GROUP, LLC

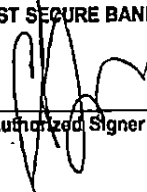
By:

  
RAHUL VISAL, Managing Member of ZENITH CAPITAL GROUP, LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X

  
Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657300

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 3<sup>rd</sup> day of June, 2021 before me, the undersigned Notary Public personally appeared **RAHUL VISAL, Managing Member of ZENITH CAPITAL GROUP, 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 Palau Hills, IL

Notary Public in and for the State of Illinois

My commission expires 7-12-21



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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657300

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### LENDER ACKNOWLEDGMENT

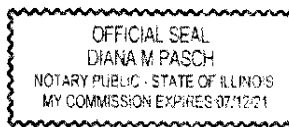
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 3<sup>rd</sup> day of June, 2021 before me, the undersigned Notary Public personally appeared Chris FAVIS and known to me to be the SVP, 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 Palaw Hills, IL

Notary Public in and for the State of Illinois

My commission expires 7-12-21



COOK County Clerk's Office