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RECORDATION REQUESTED BY:
PAN AMERICAN BANK &
TRUST
LOAN DEPARTMENT
1440 W. NORTH AVE.
MELROSE PARK, IL 60160

Doc#: 2204007125 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2022 10:51 AM Pg: 1 of 3

WHEN RECORDED MAIL TO:
PAN AMERICAN BANK &
TRUST
LOAN DEPARTMENT
1440 W. NORTH AVE.
MELROSE PARK, IL 60160

SEND TAX NOTICES TO:

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Mario Aparicio, Senior Loan Documentation
PAN AMERICAN BANK & TRUST
1440 W. NORTH AVE.
MELROSE PARK, IL 60160

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 2, 2022, is made and executed between Francisco Cendejas, whose address is 946 Goodwin Dr., Park Ridge, IL 60068; a married man (referred to below as "Grantor") and PAN AMERICAN BANK & TRUST, whose address is 1440 W. NORTH AVE., MELROSE PARK, IL 60160 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 24, 2022 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents on the 3 unit mixed used building investment property commonly known as 3230 W Fullerton Ave, Chicago, IL 60647, located in the County of Cook (PIN #: 13-26-429-045-0000) dated November 2, 2018 and recorded on November 7, 2018 with the Office of the Cook County Recorder of Deeds as document numbers 1831112036 and 1831112038 respectively.

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

THE EAST 23.42 FEET OF LOT 3 IN THE RESUBDIVISION OF LOTS 1 TO 5, IN P. CUNDERSONS SUBDIVISION OF LOTS 28 TO 30, IN BLOCK 7 AND OF LOT 27 AND THE WEST 8 FEET OF LOT 26 IN SAID BLOCK 7, ALL IN HITT AND OTHERS SUBDIVISION OF 39 ACRES ON THE EAST SIDE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3230 W. Fullerton Ave., Chicago, IL 60647. The Real Property tax identification number is 13-26-429-045-0000.

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MODIFICATION OF MORTGAGE

Loan No: 119002011

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

Renewal of an existing loan dated November 2, 2018, decrease the rate to 4.5% and extend the maturity date to February 2, 2027.

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.

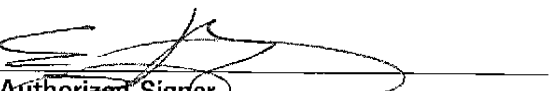
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED FEBRUARY 2, 2022.

GRANTOR:

X 
Francisco Cendejas

LENDER:

PAN AMERICAN BANK & TRUST

X 
Authorized Signer

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

Loan No: 119002011

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **Francisco Cendejas, a married man**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of February, 2022.

By Ina Breman-Russotto Residing at Huffman Estates

Notary Public in and for the State of IL

My commission expires 9.25.24



LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 2 day of February, 2022 before me, the undersigned Notary Public, personally appeared Enrique Arango and known to me to be the VP, authorized agent for **PAN AMERICAN BANK & TRUST** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **PAN AMERICAN BANK & TRUST**, duly authorized by **PAN AMERICAN BANK & 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 **PAN AMERICAN BANK & TRUST**.

By Ina Breman-Russotto Residing at Huffman Estates

Notary Public in and for the State of IL

My commission expires 9.25.24

