

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

FirstSecure Bank and Trust
Co.
1 N Constitution Drive
Aurora, IL 60506

Doc#. 2221001091 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2022 11:32 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

FirstSecure Bank and Trust
Co.
1 N Constitution Drive
Aurora, IL 60506

SEND TAX NOTICE 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 July 6, 2022, is made and executed between APEX REAL ESTATE INVESTMENTS GROUP LLC, whose address is 7230 171ST STREET, UNIT 38, TINLEY PARK, IL 60487 (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 July 9, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on September 15, 2020 as Document Number 2025920191 with the Cook County, Illinois Recorder.

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

PARCEL 1:

LOTS 13 AND 14 IN BLOCK 20 IN DIXMOOR, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTH 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1927 AS DOCUMENT NUMBER 9675674, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTHEASTERLY 10 FEET OF THE VACATED ALLEY (VACATED BY ORDINANCE RECORDED NOVEMBER 16, 1954 AS DOCUMENT NUMBER 16073652) LYING NORTHWESTERLY AND ADJOINING THE LAND DESCRIBED IN PARCEL 1 IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 17636 Dixie Highway, Homewood, IL 60430. The

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 11657915

(Continued)

Page 2

Real Property tax identification number is 29-31-113-031-0000.

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

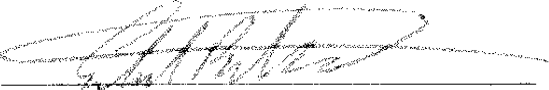
Increase Loan Amount from \$97,000.00 to \$110,668.00. Monthly Principal and Interest Payment is hereby changed from \$588.71 to \$668.55 plus monthly real estate tax escrow payments that may periodically change from time to time. Extend Maturity Date from July 9, 2025 to July 9, 2027. All other terms and conditions of the original promissory note and any/all renewals, extensions, change in terms agreements or amendments to note, remain unchanged and in full force and effect.

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 endorser 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 JULY 6, 2022.

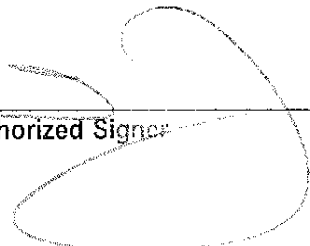
GRANTOR:

APEX REAL ESTATE INVESTMENTS GROUP LLC

By: 
Edward Bouiros

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 
Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 11657915

(Continued)

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)

)

) SS

COUNTY OF COOK)

)

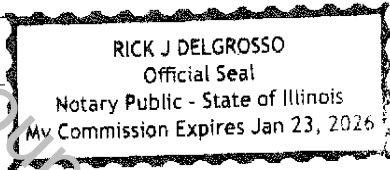
On this 6TH day of July, 2022 before me, the undersigned Notary Public, personally appeared Edward Boutros, of APEX REAL ESTATE INVESTMENTS GROUP LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification 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 [Signature]

Residing at Cook County
PALOS HILLS, IL 60465

Notary Public in and for the State of ILLINOIS

My commission expires 1/23/2026



County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 11657915

(Continued)

Page 4

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

)

) SS

COUNTY OF COOK)

)

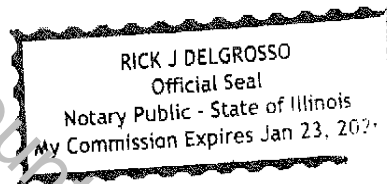
On this 6TH day of July, 2022 before me, the undersigned Notary Public, personally appeared Terry Johnson and known to me to be the Vice President, authorized agent for **First Secure Bank and Trust Co.** that executed the within and foregoing instrument and acknowledged said instrument to be the free 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 [Signature]

Residing at 18360 S. Roberts Road
Palos Hills, IL 60465

Notary Public in and for the State of ILLINOIS

My commission expires 1/23/2026



County Clerk's Office