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Doc#: 2222041155 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/08/2022 12:39 PM Pg: 1 of 8

RECORDATION REQUESTED BY:

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

WHEN RECORDED MAIL TO:

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

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 July 28, 2022, is made and executed between **IMMINENT PROPERTIES, LLC**, an Illinois Limited Liability Company, whose address is 10943 S AVENUE F, CHICAGO, IL 60617 (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 December 20, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on December 26, 2019 as Document Number 1936055235 with the Cook County, Illinois Recorded.

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

LOT 7 IN BLOCK 1 IN WALDEN TERRACE ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING WEST OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD DUMMY TRACT IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 9936 South Walden Parkway, Chicago, IL 60643. The Real Property tax identification number is 25-07-402-019-0000.

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

Loan Amount is increased from \$285,000.00 to \$562,500.00. Interest Rate is hereby increased from a Fixed Rate of 4.750% to a Fixed Rate of 5.000%. Monthly loan payment is hereby increased from a Principal and Interest payment of \$1,636.26 plus monthly real estate tax escrow payments to a fixed Principal and Interest payments of \$3,308.96 plus monthly real estate tax escrow payments. Extend Maturity Date from December 20, 2024 to July 28, 2027. All other terms and conditions of the original

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 11657776

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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 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 JULY 28, 2022.

GRANTOR:

IMMINENT INVESTMENTS, LLC

By: 
JILLIAN ADAMS, A/K/A JILLIAN L CLARKE, Member of
IMMINENT INVESTMENTS, LLC

By: _____
LOUIS M SILVA, Member of IMMINENT INVESTMENTS, LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X _____
Authorized Signer

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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CALIFORNIA ACKNOWLEDGMENT

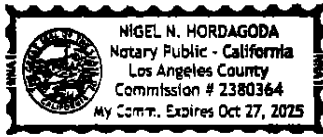
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Los Angeles }

On July 28, 2022 before me, Nigel N. Hordagoda, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jillian Adams
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657776

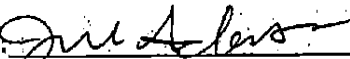
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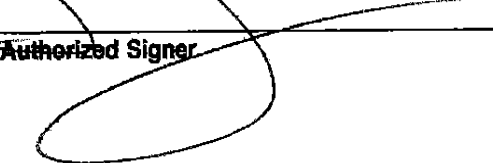
IMMINENT INVESTMENTS, LLC

By: 
JILLIAN ADAMS, A/K/A JILLIAN L CLARKE, Member of
IMMINENT INVESTMENTS, LLC

By: 
LOUIS M SILVA, Member of IMMINENT INVESTMENTS, LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 
Authorized Signer

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657776

Page 2

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GRANTOR:

IMMINENT INVESTMENTS, LLC

By: [Signature]
JILLIAN ADAMS, A/K/A JILLIAN L CLARKE, Member of
IMMINENT INVESTMENTS, LLC

By: [Signature]
LOUIS M SILVA, Member of IMMINENT INVESTMENTS, LLC

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FIRST SECURE BANK AND TRUST CO.

X _____
Authorized Signer

CLERK OF COOK COUNTY Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook) SS

On this 28th day of July, 2022 before me, the undersigned Notary Public, personally appeared ~~JILLIAN ADAMS, A/K/A JILLIAN L CLARKE, Member of IMMIDENT INVESTMENTS, LLC~~ and LOUIS M SILVA, Member of IMMIDENT INVESTMENTS, LLC, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Deanna Mezera Residing at 16335 S. Harlem

Notary Public in and for the State of Illinois

My commission expires 10/05/24



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MODIFICATION OF MORTGAGE (Continued)

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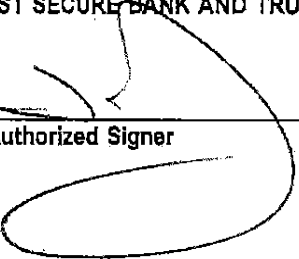
IMMINENT INVESTMENTS, LLC

By: 
JILLIAN ADAMS, A/K/A JILLIAN L CLARKE, Member of
IMMINENT INVESTMENTS, LLC

By: 
LOUIS M SILVA, Member of IMMINENT INVESTMENTS, LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 
Authorized Signer

Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657776

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 3rd day of August, 2022 before me, the undersigned Notary Public, personally appeared Emily Jensen 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 Maryellen Howard Residing at Rockdale, IL

Notary Public in and for the State of Illinois

My commission expires 12/12/22



Cook County Clerk's Office