

# UNOFFICIAL COPY

Doc#. 2225806030 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/15/2022 06:23 AM Pg: 1 of 4

**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 June 19, 2022, is made and executed between LIONSTONE, LLC - SERIES 2110, an Illinois Limited Liability Company, whose address is 161 W MADISON ST, CHICAGO, IL 60607 (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 June 19, 2022 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded on July 30, 2020 as Document Number 2021206113 with the Cook County, Illinois Recorder.

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

LOT 77 IN STINSON'S SUBDIVISION OF BLOCK 54 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2110 W WASHINGTON BLVD, CHICAGO, IL 60612. The Real Property tax identification number is 17-07-322-040-0000.

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

Extend Maturity Date from June 19, 2022 to June 19, 2027. Interest Rate is hereby amended from a Variable Rate of Prime + 2.000% with a Floor to 5.250% to a Fixed Rate of 4.750%. Draw down line is now converting a 5 year repayment amortized over 25 years.. Loan payment is hereby amended from interest only payments to Principal and Interest payments of \$5,625.08 per month plus real estate tax escrow payments that may change periodically from time to time. 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.

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(Continued)**

Loan No: 11657868

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**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 JUNE 19, 2022.**

GRANTOR:

LIONSTONE, LLC - SERIES 2110

By: *Ulyssa Moway*  
LUMINITA M ISPAS, Manager of LIONSTONE, LLC - SERIES  
2110

By: *Qizhong Q Guan* *Manager*  
QIZHONG Q GUAN, Manager of LIONSTONE, LLC - SERIES  
2110

LENDER:

FIRST SECURE BANK AND TRUST CO.

X *Mal Atto*  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 6th day of September, 2022 before me, the undersigned Notary Public, personally appeared **LUMINITA M. ISPAS, Manager of LIONSTONE, LLC - SERIES 2110** and **QIZHONG Q GUAN, Manager of LIONSTONE, LLC - SERIES 2110**, 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 Maryellen Howard Residing at Rockdale, IL

Notary Public in and for the State of Illinois

My commission expires 12/12/22



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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 12th day of September, 2022 before me, the undersigned Notary Public, personally appeared Mark Maidecki 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