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Doc#: 2227247159 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2022 01:49 PM Pg: 1 of 5

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

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 August 31, 2022, is made and executed between FOX HOME CENTERS, INC. and FOX INVESTMENTS, INC., whose address is 11150 S CICERO AVE, ALSIP, IL 60803 (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 31, 2021 (the "Mortgage") which has been recorded in 60803 County, State of Illinois, as follows:

Recorded on September 30, 2021 as Document Number 2127315009 with the Cook County, Illinois Recorder.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in 60803 County, State of Illinois:

PARCEL 1: THE SOUTH 125 FEET (EXCEPT THE WEST 300 FEET AND EXCEPT THE EAST 55 FEET) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 150 FEET OF THE SOUTH 275 FEET (EXCEPT THE WEST 300 FEET AND EXCEPT THAT PART CONDEMNED IN CASE NO. 62C-14269, CIRCUIT COURT OF COOK COUNTY, THE EAST 50 FEET THEREOF) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 100 FEET OF THE EAST 252.72 FEET (EXCEPT THE EAST 50 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 1 AND 2 IN DOORNBOS AND STEVENS SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 100 FEET OF THE NORTH 200 FEET OF THE EAST 272.72 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD

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PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 30, 1987 AS DOCUMENT NO. 20245888, AS CORRECTED BY THE CERTIFICATE OF CORRECTION RECORDED JULY 30, 1968 AS DOCUMENT NO. 20568236, IN COOK COUNTY, ILLINOIS.

PARCEL 5: THE SOUTH 100 OF THE NORTH 300 FEET OF THE EAST 272.72 FEET (EXCEPT THE EAST 50 FEET THEREOF) OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 11150 S CICERO AVE, ALSIP, IL 60803. The Real Property tax identification number is 24-21-200-014-0000; 24-21-200-025-0000; 24-21-200-033-0000; 24-21-200-034-0000; 24-21-200-036-0000 and 24-21-200-051-0000.

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

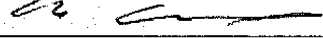
Interest Rate is hereby amended from a Variable Rate of Prime with a Floor of 4.000% to Prime with a Floor of 5.000%. Extended Maturity Date from August 31, 2022 to August 31, 2023. All other terms and conditions of the original promissory note and any/all renewals, extensions, change in terms agreements 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 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.

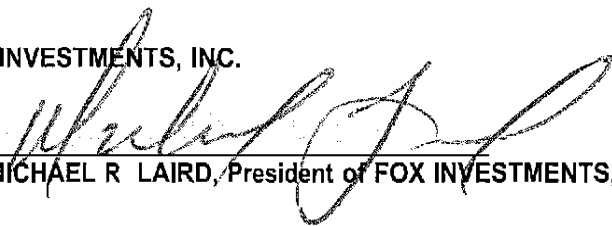
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 31, 2022.

GRANTOR:

FOX HOME CENTERS, INC.

By: 
JOHN E LAIRD

FOX INVESTMENTS, INC.

By: 
MICHAEL R LAIRD, President of FOX INVESTMENTS, INC.

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LENDER:

FIRST SECURE BANK AND TRUST CO.

X [Signature]
Authorized Signer

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 28th day of September, 2022 before me, the undersigned Notary Public, personally appeared JOHN E LAIRD, President of FOX HOME CENTERS, INC. and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

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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CORPORATE ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 20th day of September, 2022 before me, the undersigned Notary Public, personally appeared **MICHAEL R LAIRD, President of FOX INVESTMENTS, INC.**, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

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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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 25th day of September, 2022 before me, the undersigned Notary Public, personally appeared Joe Kirkeeng and known to me to be the President & CEO, 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