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Doc#: 2227701057 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2022 11:30 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 29, 2022, is made and executed between LOUISE WEAVER, AN UNMARRIED PERSON (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 29, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on June 22, 2021 as Document Number 2117306078 with the Cook County, Illinois Recorder.

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

THE SOUTH 35 FEET OF LOT 9 IN BLOCK 10, IN THE RESUBDIVISION OF THE WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 6240 - 6242 S. Saint Lawrence Avenue, Chicago, IL 60637. The Real Property tax identification number is 20-15-419-026-0000.

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

Interest Rate is hereby amended from a Variable Rate of Prime + 1.000% with a Floor of 4.250% to a Fixed Rate of 5.500%. Loan payment is hereby amended from monthly Interest Only to Principal and Interest payments of \$1,205.46 plus real estate escrow payments that may periodically change from time to time. Revolving line of credit is hereby closed and being termed out to a 5 year loan amortized over 25 years. Extend Maturity Date from June 29, 2022 to June 29, 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.

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MODIFICATION OF MORTGAGE (Continued)

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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.

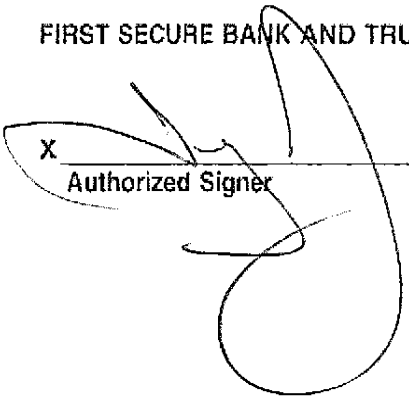
GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JUNE 29, 2022.

GRANTOR:

X *Louise Weaver*
LOUISE WEAVER

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 
Authorized Signer

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **LOUISE WEAVER**, 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 3rd day of October, 2022.

By Maryellen Howard Residing at Rockdale, IL

Notary Public in and for the State of Illinois

My commission expires 12/12/22



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 3rd day of October, 2022 before me, the undersigned Notary Public, personally appeared Jerry 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 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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