

# UNOFFICIAL COPY

Doc#. 2230116016 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/28/2022 09:42 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 October 16, 2022, is made and executed between PRIME CASHFLOW INC., whose address is 520 E 22nd Street, Lombard, IL 60523 (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 October 16, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on November 03, 2017 as Document Number 1730749040 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: Lot 158, except that portion thereof dedicated to the City of Elgin, Illinois by Plat of Dedication of Public Streets recorded

November 15, 1976 as Document No. 23710266 in the records of Cook County, Illinois in Parkwood Village Unit No. 4, being a Subdivision of part of Government Lot 1 of the Northwest Quarter of Section 18, Township 41 North, Range 9, East of the Third Principal Meridian in the City of Elgin according to the Plat of Said Parkwood Village Unit No. 4 recorded November 3, 1976 as document 23696767 in Cook County, Illinois.

Parcel 2: Easements for the benefit of parcel 1 created by the declaration of covenants, conditions and restrictions of supplement no one and supplement No. Two to declaration of covenants, conditions and restrictions of Parkwood Village recorded October 10, 1974 as document 22873469 and November 3, 1974 as document 23696768, respectively, in the records of Cook County, Illinois and as amended by Plat of Dedication of Public Streets recorded November 15, 1976 as document 23710266 in the record: of

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE  
(Continued)**

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Cook County, Illinois and as further amended by amendment to declaration of Covenants, conditions and restrictions of Parkwood Village recorded November 30, 1976 as document 23731383 in the records of Cook County, Illinois.

The Real Property or its address is commonly known as 107 Highbury Drive, Elgin, IL 60120. The Real Property tax identification number is 06-18-115-001-0000.

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

Interest Rate is hereby amended from a Fixed Rate of 5.250% to 5.500%. Monthly Principal and Interest payments are hereby amended from \$1,738.83 to \$1,403.84 plus monthly real estate tax escrow payments that may change periodically from time to time. Collateral located at 1109 Pine Street, Lake In The Hills, IL 60516 is being released from loan. Extend Maturity Date from October 16, 2022 to October 16, 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 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 OCTOBER 16, 2022.**


**GRANTOR:**

**PRIME CASHFLOW INC.**

By:   
VARSHA VISAL, President of PRIME CASHFLOW INC.

**LENDER:**

**FIRST SECURE BANK AND TRUST CO.**

X   
Authorized Signer

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### CORPORATE ACKNOWLEDGMENT

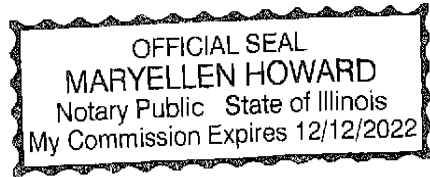
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 11th day of October, 2022 before me, the undersigned Notary Public, personally appeared **VARSHA VISAL, President of PRIME CASHFLOW 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 16th day of October, 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



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