

# UNOFFICIAL COPY

Doc#. 2232155148 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/17/2022 02:17 PM 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 September 29, 2022, is made and executed between KCW HOLDINGS, LLC, an Illinois Limited Liability Company, whose address is 2847 S BROAD STREET, CHICAGO, IL 60608 (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 September 29, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 6, 2017, as Document Number 1727934107 with the Cook County, Illinois Recorder, and further modified by Modification of Mortgage recorded November 14, 2018 as Document Number 1831819306, and further modified by Modification of Mortgage dated September 29, 2019, and further modified by Modification of Mortgage recorded March 26, 2021 as Document Number 2108561415.

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

PARCEL 1:

TRACT 1: LOT 1 (EXCEPT THAT PART OF SAID LOT 1 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER THEREOF AND RUNNING THENCE SOUTH 0 DEGREES, 04 MINUTES, 20 SECONDS WEST ON THE EAST LINE OF SAID LOT 1 A DISTANCE OF 80.00 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 3.00 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 6.00 FEET; THENCE SOUTH 33 DEGREES, 08 MINUTES, 29 SECONDS WEST 9.01 FEET; THENCE SOUTH 77 DEGREES, 54 MINUTES, 43 SECONDS WEST 9.00 FEET; THENCE SOUTH 66 DEGREES, 36 MINUTES, 43 SECONDS WEST 15.02 FEET; THENCE SOUTH 51 DEGREES, 04 MINUTES, 40 SECONDS WEST 19.99 FEET; THENCE SOUTH 39 DEGREES, 16 MINUTES, 52 SECONDS WEST 19.72 FEET; THENCE NORTH 50 DEGREES, 43 MINUTES, 10 SECONDS WEST 77.72 FEET TO AN ANGLE POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH 0 DEGREES, 00

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## MODIFICATION OF MORTGAGE (Continued)

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MINUTES 00 SECONDS EAST ON SAID WEST LINE 90.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES, 00 SECONDS EAST ON THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 118.81 FEET TO THE POINT OF BEGINNING) IN BURNSIDE'S CLUBHOUSE RESUBDIVISION, BEING A RESUBDIVISION OF PART OF OUTLOT "A" AND PART OF GOLD OUTLOT IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT 3, BEING A SUBDIVISION IN THE SOUTHWEST A 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF GOLF OUTLOT IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT 2, A SUBDIVISION OF PART OF THE SOUTHWEST 1 1/4 OF SECTION 36, ALL IN COOK COUNTY, ILLINOIS.

TRACT 2: THAT PART OF GOLF OUTLOT IN BURNSIDE'S OAK HILLS COUNTRY CLUB VILLAGE SUBDIVISION UNIT 2, BEING A PART OF THE SOUTHWEST A 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 1 IN BURNSIDE CLUBHOUSE RESUBDIVISION AFOREDESCRIBED AND RUNNING THENCE NORTH 30 DEGREES, 00 MINUTES, 00 SECONDS WEST ON THE NORTHWESTERLY PROLONGATION OF A WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 13.81 FEET; THENCE NORTH 29 DEGREES, 02 MINUTES, 20 SECONDS EAST 40.53 FEET; THENCE SOUTH 84 DEGREES, 28 MINUTES, 15 SECONDS EAST 24.68 FEET; THENCE SOUTH 30 DEGREES, 00 MINUTES, 00 SECONDS EAST 20.52 FEET TO A NORTHWESTERLY LINE OF SAID LOT 1; THENCE SOUTH 60 DEGREES, 00 MINUTES 00 SECONDS WEST ON SAID NORTHWESTERLY LINE 54.84 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 13248 S. 76th Avenue, Palos Heights, IL 60463. The Real Property tax identification number is 23-36-303-165-0000 ; 23-36-303-168-0000 .

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

**Interest Rate** is hereby increased from a Fixed Rate of 5.000% to 5.750%. **Extend Maturity Date** from September 29, 2022 to March 29, 2023. All other terms and conditions of the original promissory note and any/all renewals, extensions, modifications, 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 SEPTEMBER 29, 2022.**

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GRANTOR:

KCW HOLDINGS, LLC

By: *Kenneth C Wong*  
KENNETH C WONG, Manager of KCW HOLDINGS, LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X *W. Anthony Kopp*  
Authorized Signer

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

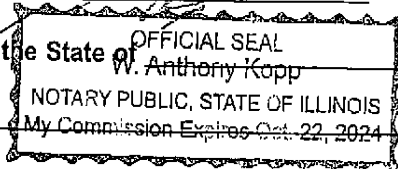
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On this 5<sup>th</sup> day of November, 2022 before me, the undersigned Notary Public, personally appeared **KENNETH C WONG, Manager of KCW HOLDINGS, LLC**, and known to me to be a member or designated agent of the limited liability company that executed 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *W. Anthony Kopp*

Residing at 10300 S. ROBERTS RD

Notary Public in and for the State of



My commission expires

Palmer Hill, IL  
60465

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
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 COUNTY OF Cook )

On this 5 day of November, 2022 before me, the undersigned Notary Public, personally appeared W. Anthony Kapp and known to me to be the VP/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 Diana M. Pasch Residing at Palms Hills, IL

Notary Public in and for the State of Illinois

My commission expires 7-12-25

