

# UNOFFICIAL COPY

Doc#: 2303306064 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/02/2023 10:03 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 November 16, 2022, is made and executed between APARTMENTS VELAZQUEZ LLC, an Illinois Limited Liability Company, whose address is 1383 GLENGARY, GLENDALE HEIGHTS, IL 60139 (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 16, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on December 27, 2016 as Document Number 1636255033 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 5: LOT 4 IN BLOCK 5 IN HENRY SOFFEL'S SECOND ADDITION TO MELROSE PARK IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

INFORMATIONAL NOTE, CKA: 1203 NORTH 34TH STREET, MELROSE PARK, IL 60160  
PIN: 15-04-3090-005

PARCEL 6: LOT "B" IN BLOCK 5 IN HENRY SOFFEL'S SECOND ADDITION TO MELROSE PARK IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

INFORMATIONAL NOTE, CKA: 3319 WEST LAKE STREET, MELROSE PARK, IL 60160  
PIN: 15-04-309-006

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

Loan No: 11657420

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The Real Property or its address is commonly known as 1203 N 34th Street and 3319 W. Lake Street, Melrose Park, IL 60160. The Real Property tax identification number is 15-04-306-005-0000; 15-04-309-006-0000.

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

Interest Rate is hereby increased from a Fixed Rate of 5.500% to 6.500%. Monthly Loan Payments are hereby amended from Principal and Interest of \$12,067.35 to \$12,768.78 plus monthly real estate tax escrow payments that may periodically change from time to time. Extend Maturity Date from November 16, 2022 to November 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 NOVEMBER 16, 2022.**

**GRANTOR:**

**APARTMENTS VELAZQUEZ LLC**

By: 

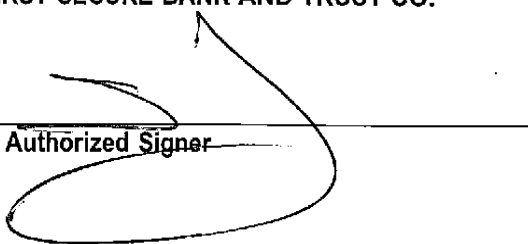
JOSE L VELAZQUEZ, Managing Member of APARTMENTS  
VELAZQUEZ LLC

**LENDER:**

**FIRST SECURE BANK AND TRUST CO.**

X

Authorized Signer



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## MODIFICATION OF MORTGAGE (Continued)

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )

) SS

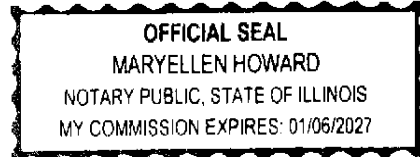
COUNTY OF Cook )

On this 31st day of January, 2023 before me, the undersigned Notary Public, personally appeared **JOSE L VELAZQUEZ**, **Managing Member of APARTMENTS VELAZQUEZ 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 Maryellen Howard Residing at Rockdale, IL

Notary Public in and for the State of Illinois

My commission expires 01/06/27



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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

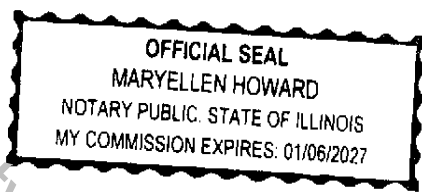
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 31st day of January, 2023 before me, the undersigned Notary Public, personally appeared Terry 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 01/06/2027



Cook County Clerk's Office