

# UNOFFICIAL COPY

Doc#: 2303949056 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/08/2023 10:12 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

**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 February 7, 2023, is made and executed between THE 8424 BUILDING LLC, an Illinois Limited Liability Company, whose address is 2024 S. Wabash Avenue, Apartment 302, Chicago, IL 60616 (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 February 24, 2022 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on February 25, 2022 as Document Number 2205620370 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 1/2 OF LOT 217 (EXCEPT THE EAST 17 FEET THEREOF) IN FREDERICK H. BARTLETT'S ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 8424 S Harlem Avenue, Bridgeview, IL 60455. The Real Property tax identification number is 18-36-402-012-0000.

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

Loan Amount is increased from \$500,000.00 to \$650,000.00. Interest Rate is hereby amended from a Variable Rate of Prime + 1.250% with a Floor of 4.500% to Prime + 1.000%. All other terms and

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658444

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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 FEBRUARY 7, 2023.**

GRANTOR:

THE 8424 BUILDING LLC

By: 

DAVID P ANDREWS, Member / Manager of THE 8424 BUILDING LLC

By: 

PHYLLIS COONEY, Member / Manager of THE 8424 BUILDING LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 

Authorized Signer

Proposed by Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658444

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### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Cook )

On this 27th day of February, 2023 before me, the undersigned Notary Public, personally appeared DAVID F. SPICALE and known to me to be the SR. 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 (his) said instrument on behalf of **First Secure Bank and Trust Co.**

By [Signature] Residing at 10360 S. ADAMS ROAD  
DALOS HILLS, IL 60468

Notary Public in and for the State of ILLINOIS

My commission expires 1/23/2026

Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658444

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

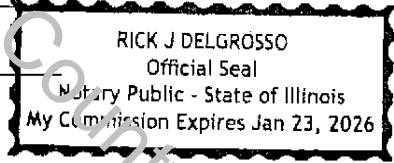
STATE OF ILLINOIS )  
 )  
 ) SS  
 COUNTY OF Cook )

On this 7th day of February, 2023 before me, the undersigned Notary Public, personally appeared **DAVID P ANDREWS, Member / Manager of THE 8424 BUILDING LLC and PHYLLIS COONEY, Member / Manager of THE 8424 BUILDING LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By *[Signature]* Residing at Palos Hills, IL 60465

Notary Public in and for the State of ILLINOIS

My commission expires 1/23/2026



Cook County Clerk's Office