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Doc#: 2304106177 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2023 03:35 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 April 25, 2022, is made and executed between 1239 N ROCKWELL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY (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 May 29, 2020 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded on July 15, 2020 as Document Number 2019720007 with the Cook County, Illinois Recorder, and further modified by Modification of Mortgage recorded February 10, 2022 as Document Number 2204112043.

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

LOT FORTY IN BLOCK FIVE IN WINSLOW AND JACOBSON'S SUBDIVISION OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION ONE, TOWNSHIP THIRTY-NINE NORTH, RANGE THIRTEEN EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF COOK, IN THE STATE OF, ILLINOIS.

The Real Property or its address is commonly known as 1239 N ROCKWELL STREET, CHICAGO, IL 60622. The Real Property tax identification number is 16-01-226-008-0000.

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

Increase Mortgage from \$296,383.18 to \$550,000.00.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657871


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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 APRIL 25, 2022.

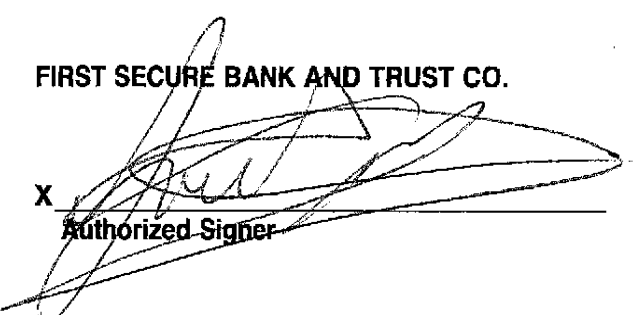
GRANTOR:

1239 N ROCKWELL, LLC

By: 
**NAJEH A. ABDELFATTAH, Manager of 1239 N ROCKWELL,
LLC**

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657871

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

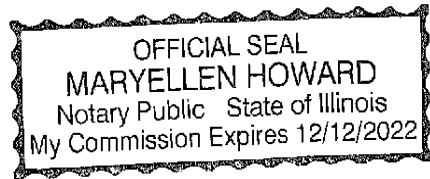
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 25th day of April, 2022 before me, the undersigned Notary Public, personally appeared **NAJEH A ABDELFATTAH, Manager of 1239 N ROCKWELL, 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 12/12/22



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657871

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 25th day of April, 2022 before me, the undersigned Notary Public, personally appeared Laith Abra 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



Cook County Clerk's Office