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Doc#: 2304513194 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2023 03:31 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

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 August 14, 2022, is made and executed between RANDA G SWEIS a/k/a RANDA G ABBASI, an unmarried person, whose address is 437 Shadow Creek Drive, Palos Heights, IL 60463 (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 10, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on September 15, 2014 as Document Number 1425849025 with the Cook County, Illinois Recorder.

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

LOT 1 IN RIDGELAND SUBDIVISION OF A TRACT OF LAND SITUATED IN AND BEING A PART OF LOT 4 IN TOBEY'S SUBDIVISION OF THE NORTH 1/2 OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF RIDGELAND AVENUE, 66 FEET WIDE, AND THE NORTH LINE OF 107TH STREET, 66 FEET WIDE, THENCE WEST ALONG THE SAID NORTH LINE OF 107TH STREET TO A POINT DISTANT 300 FEET WEST BY RECTANGULAR MEASUREMENT FROM SAID WEST LINE OF RIDGELAND AVENUE, THENCE NORTH PARALLEL TO AND DISTANT 300 FEET BY RECTANGULAR MEASUREMENT FROM SAID WEST LINE OF RIDGELAND AVENUE, A DISTANCE OF 1742.40 FEET, THENCE EAST AT RIGHT ANGLES A DISTANCE OF 300 FEET TO SAID WEST LINE OF RIDGELAND AVENUE, THENCE SOUTH ALONG SAID WEST LINE OF RIDGELAND AVENUE, A DISTANCE OF 1742.40 FEET MORE OR LESS TO THE PLACE OF BEGINNING EXCEPTING THEREFROM THE NORTH 885.40 FEET OF A AFORESAID LEGAL DESCRIPTION, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 6049 Pamela Lane, Chicago Ridge, IL 60415. The Real Property tax identification number is 24-18-220-015-0000.

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

Interest Rate is hereby amended from a Variable Rate of Prime + 1.000% with a Floor of 5.000% to a Fixed Rate of 6.500%. Revolving Line of Credit is hereby closed. Monthly loan payment is hereby amended from an Interest Only payment to 59 Principal and Interest Only Payments of \$598.66 a month with 1 final payment of \$80,288.54. Extend Maturity Date from August 14, 2022 to August 14, 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 AUGUST 14, 2022.

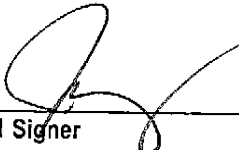
GRANTOR:

X 

RANDA G SWEIS a/k/a RANDA G ABBASI

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 

Authorized Signer

DeKalb County Clerk's Office

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INDIVIDUAL ACKNOWLEDGMENT

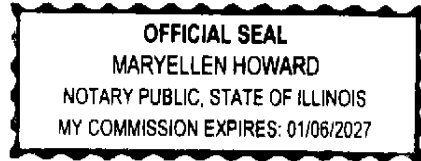
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this day before me, the undersigned Notary Public, personally appeared **RANDA G SWEIS a/k/a RANDA G ABBASI**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10th day of February, 2023.
 By Maryellen Howard Residing at Rockdale, IL

Notary Public in and for the State of Illinois

My commission expires 01/06/27



LENDER ACKNOWLEDGMENT

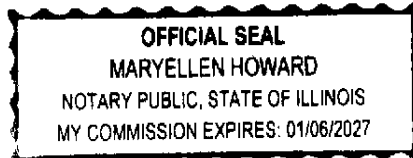
STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 10th day of February, 2023 before me, the undersigned Notary Public, personally appeared De Kirkeby 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 01/06/27



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MODIFICATION OF MORTGAGE (Continued)

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