

# UNOFFICIAL COPY

RECORDATION REQUESTED BY:  
FirstSecure Bank and Trust  
Co.  
1 N Constitution Drive  
Aurora, IL 60506

Doc#: 2304649029 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/15/2023 09:32 AM Pg: 1 of 4

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:  
Marilyn 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 October 23, 2022, is made and executed between HOLDA PROPERTIES L.L.C., an Illinois Limited Liability Company, whose address is 5441 W 137TH ST, CRESTWOOD, IL 60418-0000 (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 October 23, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on December 31, 2020 as Document Number 2036640118 with the Cook County, Illinois Recorder.

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

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POST 20 CHAINS NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN THENCE NORTH 91.5 FEET; THENCE WEST 214 FEET; THENCE SOUTH 91.5 FEET; THENCE EAST 214 FEET TO THE POINT OF BEGINNING EXCEPT THAT PART THEREOF WHICH FALLS WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT A POINT 1252.66 FEET NORTH AND 33 FEET WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN THENCE WEST 221 FEET, THENCE NORTH 71.80 FEET; THENCE EAST 221 FEET; THENCE SOUTH 72.61 FEET TO THE POINT OF BEGINNING THE NORTH BOUNDARY LINE OF THE ABOVE DESCRIBED REAL ESTATE IS ACCORDING TO THE OLD FENCE LINE BY OCCUPATION SINCE A.D.1853 IN THE VILLAGE OF SOUTH HOLLAND IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 15962 South Park Avenue, South Holland, IL 60473. The Real Property tax identification number is 29-15-301-016-0000.

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

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658064

Page 2

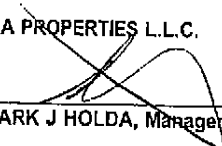
Interest Rate is hereby amended from Prime + 1.500% with a Floor of 4.750% to Prime + 1.500%. Extend Maturity Date from October 23, 2022 to February 06, 2024. All other terms and conditions of the original promissory note and any/all renewals, extensions, change in terms agreements or amendments to note, 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 OCTOBER 23, 2022.**

**GRANTOR:**

HOLDA PROPERTIES L.L.C.

By:   
MARK J HOLDA, Manager of HOLDA PROPERTIES L.L.C.

**LENDER:**

FIRST SECURE BANK AND TRUST CO.

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658064

Page 3

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

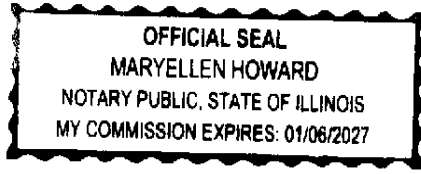
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 13th day of February, 2023 before me, the undersigned Notary Public, personally appeared **MARK J HOLDA**, Manager of **HOLDA PROPERTIES L.L.C.**, 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



*Notary of Cook County Clerk's Office*

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658064

Page 4

### LENDER ACKNOWLEDGMENT

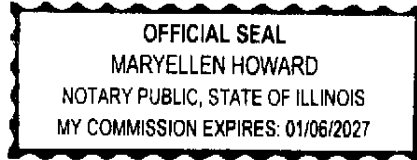
STATE OF Illinois )  
 )  
 COUNTY OF Cook ) SS  
 )

On this 13th day of February, 2023 before me, the undersigned Notary Public, personally appeared Chris Fris 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 01/06/27



County Clerk's Office