

UNOFFICIAL COPY

Doc#: 2306946179 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/10/2023 02:09 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 December 18, 2022, is made and executed between SAMUEL MAFTEI, a married person, whose address is 6135 W 94th Apt C3, Oak Lawn, IL 60453 (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 18, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on March 11, 2021 as Document Number 2107022056 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 1: LOT 64 IN HASTIE AND RHETT'S ADDITION TO ENGLEWOOD ON THE HILL, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 6732 SOUTH LAFLIN AVENUE, CHICAGO, IL 60638;
PIN NO. 20-20-301-036.

PARCEL 2: THE NORTH 10 FEET OF LOT 31 AND THE SOUTH 20 FEET OF LOT 32 IN BLOCK 30 IN DREXEL PARK SUBDIVISION OF THE EAST 1/4 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 6441 SOUTH HERMITAGE AVENUE, CHICAGO, IL 60636;
PIN NO. 20-19-213-013.

PARCEL 3: LOT 14 IN BLOCK 10 IN SOUTH LYNNE, A SUBDIVISION OF THE NORTH 1/2 OF SECTION 19,

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658112

Page 2

TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COMMONLY KNOWN AS 6321 SOUTH HOYNE AVENUE, CHICAGO, IL 60636;
PIN NO. 20-19-106-014.

PARCEL 4: LOT 684 IN WEDDELL AND COX'S ADDITION TO ENGLEWOOD OF THE EAST 1/2 OF THE
SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 7010 SOUTH THROOP STREET, CHICAGO, IL 60636;
PIN NO. 20-20-329-026.

PARCEL 5: LOT 18 AND THE SOUTH 5 FEET OF LOT 17 IN BLOCK 5 IN B. F. JACOB'S SUBDIVISION OF
THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE SOUTH 627 FEET THEREOF)
OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 7342 SOUTH WOLCOTT AVENUE, CHICAGO, IL 60636;
PIN NO. 20-30-217-053.

PARCEL 6: LOT 124 IN DEWEY AND CUNNINGHAMS SUBDIVISION OF THE NORTH 3/4 OF THE EAST
1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 7151 SOUTH MARSHFIELD AVENUE, CHICAGO, IL 60636;
PIN NO. 20-30-207-020.

PARCEL 7: LOT 15 IN SIMONTON'S SUBDIVISION OF BLOCK 28 (EXCEPT THE NORTH 253 FEET OF THE
EAST 1/2) IN JONES SUBDIVISION IN THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 1362 WEST 78TH STREET, CHICAGO, IL 60620;
PIN NO. 20-29-314-032.

The Real Property or its address is commonly known as various 7 properties 7342 S WOLCOTT , 6732 S
LAFLIN AV, 6441 S HERMITAGE, 6321 S HOYNE AVE, 7010 S THROOP ST , 7151 S MARSHFIELD AVE
AND 1362 W 78TH ST , Chicago, IL. The Real Property tax identification number is 20-20-301-036-0000;
20-19-213-013-0000; 20-19-106-014-0000; 20-20-329-026-0000; 20-30-217-053-0000;
20-30-207-020-0000; 20-29-314-032-0000.

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

Extend Maturity Date from December 18, 2022 to December 18, 2023. 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 endorser 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

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658112

Page 3

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 DECEMBER 18, 2022.

GRANTOR:

X *Samuel Maftei*
SAMUEL MAFTEI

LENDER:

FIRST SECURE BANK AND TRUST CO.

X *[Signature]*
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)

)

) SS

COUNTY OF Cook)

)

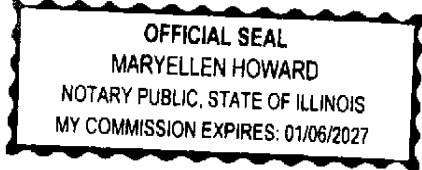
On this day before me, the undersigned Notary Public, personally appeared SAMUEL MAFTEI to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and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

Given under my hand and official seal this 6th day of March, 2023.

By Maryellen Howard Residing at Rockdale, IL

Notary Public in and for the State of Illinois

My commission expires 01/06/27



UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658112

Page 4

LENDER ACKNOWLEDGMENT

STATE OF Illinois)

) SS

COUNTY OF Cook)

On this 14th day of March 2023 before me, the undersigned Notary Public, personally appeared Laith Labra 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

