

# UNOFFICIAL COPY

Doc#: 2307345238 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/14/2023 03:44 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 November 27, 2022, is made and executed between 5 SISTERS PROPERTIES, LLC, an Illinois Limited Liability Company, whose address is 9106 S 78th Avenue, Hickory Hills, IL 60457 (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 27, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 13, 2020 as Document Number 2019528019 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 12 IN OWNER'S SUBDIVISION OF THE NORTH 837.0 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 317.0 FEET OF THE WEST 232.0 FEET THEREOF AND EXCEPT THE NORTH 147.68 FEET OF THE EAST 147.58 FEET OF THE WEST 379.58 FEET AND EXCEPT THE EAST 233 FEET OF THE NORTH 157.0 FEET THEREOF) IN THE VILLAGE OF WORTH, COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 11144 S Preller Avenue, Worth, IL 60482. The Real Property tax identification number is 24-19-101-013-0000.

**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 Prime + 1.000%. Loan Amount is hereby decreased from \$165,000.00 to \$66,027.00 Extend Maturity Date from November 27, 2022 to November 27, 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.

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657803


Page 2

**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 NOVEMBER 27, 2022.**

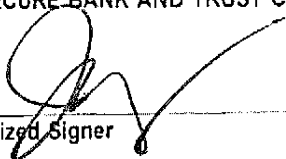
GRANTOR:

5 SISTERS PROPERTIES, LLC

By:   
 MUHAMMAD R JABARA, Manager of 5 SISTERS  
 PROPERTIES, LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X   
 Authorized Signer

OFFICE OF COOK COUNTY Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657803

Page 3

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

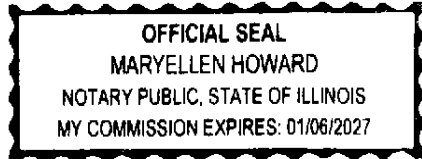
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20th day of February, 2023, before me, the undersigned Notary Public, personally appeared **MUHAMMAD R JABARA**, Manager of **5 SISTERS PROPERTIES, 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 01/06/27



*County Clerk's Office*

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657803

Page 4

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20th day of February, 2023 before me, the undersigned Notary Public, personally appeared Joe Kirkeena 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

