

# UNOFFICIAL COPY

Doc#. 2308133060 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/22/2023 09:42 AM 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 February 27, 2023 is made and executed between MMA REALTY PARTNERS, LLC, an Illinois Limited Liability Company, whose address is P.O. Box 1356, Bedford Park, IL 60499 (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 February 27, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on March 02, 2018 as Document Number 1806134064 with the Cook County, Illinois Recorder.

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

THE EAST 1/2 OF LOT 5 (EXCEPT THE NORTH 50 FEET THEREOF AND EXCEPT THE EAST 17 FEET THEREOF) IN FREDERICK H. BARTLETT'S AERO FIELDS, BEING A SUBDIVISION OF THE SOUTH 20 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH EAST 1/4 OF SECTION 33 (EXCEPT PART THEREOF DEDICATED FOR PUBLIC HIGHWAY BY DOCUMENT NO. 7737153, RECORDED DECEMBER 5, 1922 IN BOOK 175 OF PLATS, PAGE 20), IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 8520 S Cicero Avenue, Burbank, IL 60459. The Real Property tax identification number is 19-33-202-029-0000.

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

Interest Rate is hereby amended from a Fixed Rate of 5.500% to 6.000%. Monthly loan payment is hereby amended from monthly Principal and Interest payments of \$5,800.82 to \$5,857.65. Requirement for real estate tax escrow account is hereby removed. Borrower will now be liable for all real estate taxes to include but not limited to late payments. Five Stars Furniture Inc and Five Stars Furniture III, Inc are hereby removed from the loan as Guarantors. Extend Maturity Date from February 27, 2023 to February 27, 2026. All other terms and conditions of the original promissory note and any/all renewals, extensions, change in

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657555

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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 FEBRUARY 27, 2023.**

**GRANTOR:**

**MMA REALTY PARTNERS, LLC**

By: 

**MAHMOOD SULEIMAN, Member of MMA REALTY PARTNERS, LLC**

**LENDER:**

**FIRST SECURE BANK AND TRUST CO.**

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657555

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

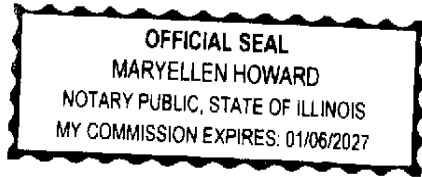
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20th day of March, 2023 before me, the undersigned Notary Public, personally appeared **MAHMOOD SULEIMAN**, Member of **MMA REALTY PARTNERS, 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



*Cook County Clerk's Office*

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### LENDER ACKNOWLEDGMENT

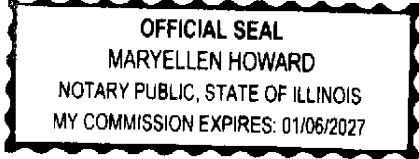
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 20th day of March, 2023 before me, the undersigned Notary Public, personally appeared Mark Majdecki 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



Cook County Clerk's Office