

UNOFFICIAL COPY

Doc#. 2308740063 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/28/2023 10:26 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

First National Bank of
Brookfield
9136 Washington Avenue
Brookfield, IL 60513

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Amy Burokas, Senior Credit Administrator
First National Bank of Brookfield
9136 Washington Avenue
Brookfield, IL 60513



First National BANK OF BROOKFIELD

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 15, 2023, is made and executed between Osito Properties LLC, a limited liability company, whose address is 9101 Ogden Avenue, Brookfield, IL 60513 (referred to below as "Grantor") and First National Bank of Brookfield, whose address is 9136 Washington Avenue, Brookfield, IL 60513 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 21, 2021 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded in the Office of the Cook County Clerk on December 22, 2021 as document number 2135639100.

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

PARCEL 1: LOTS 1 AND 2, IN BLOCK 2, IN ROOSEVELT PARK, A SUBDIVISION OF THE WEST 448.4 FEET OF THE EAST 1385.1 FEET LYING SOUTH OF THE CENTER LINE OF ROAD OF A TRACT OF LAND DESCRIBED AS THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED FEBRUARY 20, 1920 AS DOCUMENT 6741594, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 AND 2, IN BLOCK 1, IN ROOSEVELT PARK, A SUBDIVISION OF THE WEST 448.4

FIDELITY NATIONAL TITLE

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MODIFICATION OF MORTGAGE

Loan No: 29689001

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FEET OF THE EAST 1385.1 FEET LYING SOUTH OF THE CENTER LINE OF ROAD OF A TRACT OF LAND DESCRIBED AS THE WEST 1/2 OF THE NORTHEAST 1 /4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 SOUTH OF OGDEN AVENUE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED FEBRUARY 20,1920 AS DOCUMENT 6741594, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 9037, 9041, 9101, and 9103 Ogden Avenue, Brookfield, IL 60513. The Real Property tax identification number is 18-03-217-003-0000 /18-03-217-004-0000 / 18-03-216-009-0000 / 18-03-216-008-0000.

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

Rate increased from 4.50% to 6.50%; principal increased from \$164,104.00 to \$300,000.00 .

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 MARCH 15, 2023.


GRANTOR:

OSITO PROPERTIES LLC

By: 
Marco A. Granja, Member & Manager of Osito Properties LLC

LENDER:

FIRST NATIONAL BANK OF BROOKFIELD

X 
Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 29689001

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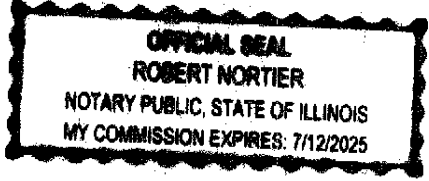
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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

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On this 15th day of March, 2023 before me, the undersigned Notary Public, personally appeared **Marco A. Granja, Member & Manager of Osito 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 *[Signature]* Residing at _____

Notary Public in and for the State of Illinois

My commission expires 7/12/25

COOK County Clerk's Office

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MODIFICATION OF MORTGAGE

Loan No: 29689001

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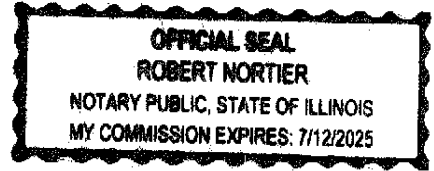
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LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

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On this 15th day of Illinois, 2023 before me, the undersigned Notary Public, personally appeared Dan Starzek and known to me to be the Loan Officer, authorized agent for **First National Bank of Brookfield** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **First National Bank of Brookfield**, duly authorized by **First National Bank of Brookfield** 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 National Bank of Brookfield**.

By [Signature] Residing at _____

Notary Public in and for the State of Illinois

My commission expires 7/12/25

Cook County Clerk's Office