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Doc#: 2315210032 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2023 10:08 AM Pg: 1 of 4

RECORDATION REQUESTED BY:

First Secure Bank and Trust
Co.
MAIN BRANCH
10360 S Roberts Road
Palos Hills, IL 60465

WHEN RECORDED MAIL TO:

First Secure Bank and Trust
Co.
MAIN BRANCH
10360 S Roberts Road
Palos Hills, IL 60465

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Tim Howe, Commercial Loan Processor
First Secure Bank and Trust Co.
10360 S Roberts Road
Palos Hills, IL 60465

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 12, 2023, is made and executed between FAB 5 PROPS, LLC, whose address is 13041 Pueblo Ct, Palos Heights, IL 60463 (referred to below as "Grantor") and First Secure Bank and Trust Co., whose address is 10360 S Roberts Road, Palos Hills, IL 60465 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated April 12, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on April 27, 2018 as Document Number 1811719077 in the Office of the Cook County Recorder of Deeds

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

LOT 8 (EXCEPT THE NORTH 17 FEET THEREOF), IN BLOCK 1, IN CAMPBELL'S SECOND ADDITION TO OAK LAWN, BEING A SUBDIVISION OF LOT 3 OF THE SUBDIVISION OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5229 W 87TH ST, Oak Lawn, IL 60453. The Real Property tax identification number is 24-04-105-056-0000.

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

The Maturity date is extended to July 11, 2023

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

Loan No: 11657581

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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 APRIL 12, 2023.

GRANTOR:

FAB 5 PROPS, LLC

By: 

FAYED YASIN, Member of FAB 5 PROPS, LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 

Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657581

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)

On this 31st day of May, before me, the undersigned Notary Public, personally appeared **FAYED YASIN, Member of FAB 5 PROPS, 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 Jessica Serafin Residing at Taliv Park

Notary Public in and for the State of IL

My commission expires Feb 14, 2027



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 31st day of May before me, the undersigned Notary Public, personally appeared Muhammad Sultan and known to me to be the Senior 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 Jessica Serafin Residing at Truley Park

Notary Public in and for the State of IL

My commission expires Feb 14, 2027

