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Doc#. 2316528060 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2023 09:59 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
**FIRST SECURE COMMUNITY
BANK
MAIN BRANCH
670 N. SUGAR GROVE PKWY
P.O. BOX 350
SUGAR GROVE, IL 60554**

WHEN RECORDED MAIL TO:
**FIRST SECURE COMMUNITY
BANK
MAIN BRANCH
670 N. SUGAR GROVE PKWY
P.O. BOX 350
SUGAR GROVE, IL 60554**

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Joseph C. Garro, Commercial Loan Processor
FIRST SECURE COMMUNITY BANK
670 N. SUGAR GROVE PKWY
SUGAR GROVE, IL 60554

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 22, 2023, is made and executed between 103RD & HALSTED LLC, an Illinois limited liability company, whose address is 10309 S. Halsted Street, Chicago, IL 60628 (referred to below as "Grantor") and FIRST SECURE COMMUNITY BANK, whose address is 670 N. SUGAR GROVE PKWY, P.O. BOX 350, SUGAR GROVE, IL 60554 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 7, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on February 7, 2017 as Document Number 1703857040 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:

PARCEL 1: LOTS 26 AND 27 IN BLOCK 1 IN "FERNWOOD MANOR," BEING WILLIAM A. BOND AND CO'S SUBDIVISION OF THE EAST 9 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, ALSO THAT PART OF THE WEST 1/2 OF THE EAST 18 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING EAST OF THE WEST LINE OF SOUTH PEORIA STREET, PRODUCED ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 28, 29, 30, 31, 32 AND 33 (EXCEPT THOSE PARTS OF SAID LOTS 28, 29, 30, 31, 32 AND 33 LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN BLOCK 1 IN "FERNWOOD MANOR," BEING WILLIAM A. BOND AND CO'S SUBDIVISION OF THE EAST 9 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, ALSO THAT PART

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OF THE WEST 1/2 OF THE EAST 18 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING EAST OF THE WEST LINE OF SOUTH PEORIA STREET, PRODUCED ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: LOTS 39, 40, 41, 42, 43, (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN) IN BLOCK 1 IN "FERNWOOD MANOR," BEING WILLIAM A. BOND AND CO'S SUBDIVISION OF THE EAST 9 ACRES OF THE NORTH 1/2 OF THE NORTHEAST OF THE NORTHEAST 1/4 OF SECTION 17, ALSO THAT PART OF THE WEST 1/2 OF THE EAST 18 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17, LYING EAST OF THE WEST LINE OF SOUTH PEORIA STREET, PRODUCED ALL IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4: LOTS 28 TO 46 INCLUSIVE, (EXCEPT THAT PART TAKEN FOR STREET) IN BLOCK 2 IN WHITESIDE'S SUBDIVISION OF THE WEST 1/2 OF LOTS 4 AND 5 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 10315-55, 10340-56 and 10314-24 South Halsted Street, Chicago, IL 60628. The Real Property tax identification number is 25-16-100-059-0000, 25-17-207-047-0000 and 25-17-207-046-0000.

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

The Definition of Note is hereby amended and restricted as follows: The word "Note" means the promissory note dated as of March 22, 2023, which note is a renewal of the promissory note dated February 1, 2017, in the original principal amount of \$1,292,500.00 from Grantor to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement. The interest rate on the Note is 6.25% based on a year of 360 days. It is a single payment Note due on May 1, 2023, and will be for all principal and all accrued interest not yet paid.

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.

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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 22, 2023.

GRANTOR:

103RD & HALSTED LLC

By: 
JACOB DAVID COURNE, Manager of 103RD & HALSTED LLC

By: 
YITZCHOK MAYER GREEN, Manager of 103RD & HALSTED LLC

LENDER:

FIRST SECURE COMMUNITY BANK

X 
Authorized Signer

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)

COUNTY OF Cook) SS)

On this 22nd day of March, 23 before me, the undersigned Notary Public, personally appeared **JACOB DAVID COUNNE, Manager of 103RD & HALSTED LLC and YITZCHOK MAYER GREEN, Manager of 103RD & HALSTED LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature]

Residing at Hoffman Estates

Notary Public in and for the State of IL

My commission expires 9.25.24



County Clerk's Office