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Doc#: 2317906133 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/28/2023 10:55 AM Pg: 1 of 6

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:
Anna Marrero, 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 September 17, 2022, is made and executed between Ahmed Ramaha A/K/A Ahmad Ramaha and Mohammad Sade AbuGoush, not personally but as Trustees on behalf of Burbank Property Trust A/K/A Burbank Properties Trust, whose address is 5501 W 79th Street, Burbank, IL 60459 and ART GROUP LLC, a Wyoming Limited Liability Company, whose address is 5501 W 79th Street, Burbank, IL 60459 (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 June 17, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on June 27, 2016 as Document Number 1617939201 with the Cook County, Illinois Recorder.

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

PARCEL 1:

THE EAST 190.46 FEET OF THE NORTH 183.50 FEET OF THE WEST 7.31 CHAINS OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF STATE ROAD (EXCEPT NORTH 50.00 FEET TAKEN OR USED FOR STREET) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT AN INTERSECTION OF THE NORTH LINE OF SECTION 33, AND THE CENTER LINE OF STATE ROAD, SAID POINT BEING 13.21 CHAINS EAST OF THE NORTHWEST CORNER OF SAID SECTION 33; THENCE WEST ALONG SAID

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NORTH LINE OF SECTION 33, A DISTANCE OF 389.40 FEET(5.90 CHAINS) TO A POINT; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 33, 335.94 FEET (5.09 CHAINS) TO THE CENTER OF STATE ROAD; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID ROAD TO THE PLACE OF BEGINNING. (EXCEPT THEREFROM THE NORTH 50.00 FEET MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SECTION 33, AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF WEST 79TH STREET AS SAME IS NOW LOCATED AND ESTABLISHED (50.00 FEET SOUTH MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 33) WITH NORTHWESTERLY LINE OF STATE ROAD AS THE SAME IS NOW LOCATED AND ESTABLISHED; THENCE WEST ALONG SAID SOUTH LINE OF SAID WEST 79TH STREET, A DISTANCE OF 65.00 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANTERIOR ANGLE OF 69 DEGREES 42 MINUTES 30 SECONDS WITH THE SOUTH LINE OF 79TH STREET, A DISTANCE OF 35.87 FEET TO A POINT , SAID DISTANCE 10.00 FEET NORTHWESTERLY AND MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY LINE OF STATE ROAD; THENCE SOUTHWESTERLY IN A STRAIGHT LINE, A DISTANCE OF 248.98 FEET TO AN INTERSECTION WITH SAID NORTHWESTERLY LINE OF STATE ROAD; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF STATE ROAD, A DISTANCE OF 310.00 FEET TO THE PLACE OF BEGINNING, ALSO EXCEPT THAT PART TAKEN OR USED FOR STATE ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE WEST 115.71 FEET OF THE EAST 190.46 FEET (EXCEPT THE NORTH 183.50 FEET THEREOF) OF THAT PART OF THE WEST 7.31 CHAINS OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH., RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF STATE ROAD, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5501 W 79th Street, Burbank, IL 60459. The Real Property tax identification number is 19-33-100-014-0000, 19-33-100-015-0000 and 19-33-100-023-0000.

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

Extending the Maturity Date from September 17, 2022 to September 17, 2023 and increase the Interest Rate from 4.95% fixed rate of interest to 7.00% fixed rate of interest .

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 SEPTEMBER 17, 2022.

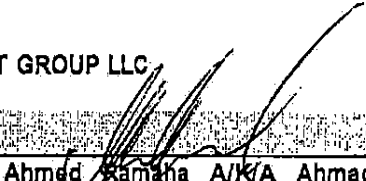
GRANTOR:

BURBANK PROPERTY TRUST A/K/A BURBANK PROPERTIES TRUST

By: 
Ahmed Ramaha A/K/A Ahmad Ramaha, Trustee of Burbank Property Trust A/K/A Burbank Properties Trust

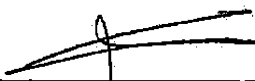
By: 
Mohammad Sade AbuGoush, Trustee of Burbank Property Trust A/K/A Burbank Properties Trust

ART GROUP LLC

By: 
Ahmed Ramaha A/K/A Ahmad Ramaha, Member of ART GROUP LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X 
Authorized Signer

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TRUST ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook) SS

On this 6th day of June, 2023 before me, the undersigned Notary Public, personally appeared **Ahmed Ramaha A/K/A Ahmad Ramaha, Trustee of Burbank Property Trust A/K/A Burbank Properties Trust and Mohammad Sade AbuGoush, Trustee of Burbank Property Trust A/K/A Burbank Properties Trust**, and known to me to be authorized trustees or agents of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Deanna Mezera Residing at 16335 Harlem Ave.

Notary Public in and for the State of Illinois

My commission expires 10/05/24



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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook) SS

On this 6th day of June, 2023 before me, the undersigned Notary Public, personally appeared **Ahmed Ramaha A/K/A Ahmad Ramaha, Member of ART GROUP 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 Deanna Mezera Residing at 16335 Lohr Ln Ave.

Notary Public in and for the State of Illinois

My commission expires 10/05/24



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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
COUNTY OF Cook)

On this 27th day of June, 2023 before me, the undersigned Notary Public, personally appeared Ashley A Campbell and known to me to be the Universal Banker, 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 Ashley A. Campbell Residing at Lansing IL 60438

Notary Public in and for the State of IL

My commission expires 11/03/2026



Clerk's Office