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Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2023 09:48 AM Pg: 1 of 3

RECORDATION REQUESTED BY:
**PAN AMERICAN BANK &
TRUST**
1440 W. NORTH AVE
MELROSE PARK, IL 60160

WHEN RECORDED MAIL TO:
**PAN AMERICAN BANK &
TRUST**
LOAN DEPARTMENT
1440 W. NORTH AVE.
MELROSE PARK, IL 60160

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Mario Aparicio, Sr. Loan Documentation & Closing Officer
PAN AMERICAN BANK & TRUST
1440 W. NORTH AVE
MELROSE PARK, IL 60160

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated 12/11/2023, is made and executed between Felix Sotelo, whose address is 1852 W CERMAK RD, CHICAGO, IL 60608 (referred to below as "Grantor") and PAN AMERICAN BANK & TRUST, whose address is 1440 W. NORTH AVE, MELROSE PARK, IL 60160 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 6, 2023 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Existing 1st Mortgage and Assignment of Rents on a mixed-use investment property commonly known as 5000-02 S. Ashland Avenue, Chicago, IL 60609 to Pan American Bank dated 06/23/08 and recorded on 06/26/08 at the Cook County Recorder of Deeds as document numbers 0817805120 and 0817805121 respectively.

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

LOTS 1 AND 2 IN BLOCK 49 IN CHICAGO UNIVERSITY SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 AND THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 5000-02 S. Ashland Ave., Chicago, IL 60609. The Real Property tax identification number is 20-07-230-021-0000.

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

Extend the maturity date five years to 10/29/2028.

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(Continued)**

Loan No: 119000220

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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 12/11/2023.

GRANTOR:

x Felix Sotelo
Felix Sotelo

LENDER:**PAN AMERICAN BANK & TRUST**

x [Signature]
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 119000220

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF DuPage)

On this day before me, the undersigned Notary Public, personally appeared **Felix Sotelo**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 12th day of December, 2023.

By Gayle Hoekman Residing at Westmont IL

Notary Public in and for the State of Illinois

My commission expires 3-30-26



LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF DuPage)

On this 12th day of December, 2023 before me, the undersigned Notary Public, personally appeared Robert Santangelo and known to me to be the VP, authorized agent for **PAN AMERICAN BANK & TRUST** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **PAN AMERICAN BANK & TRUST**, duly authorized by **PAN AMERICAN BANK & TRUST** 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 **PAN AMERICAN BANK & TRUST**.

By Gayle Hoekman Residing at Westmont, IL

Notary Public in and for the State of Illinois

My commission expires 3-30-26

