

UNOFFICIAL COPY

Doc#. 2401040062 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2024 10:57 AM Pg: 1 of 3

RECORDATION REQUESTED BY:
Beverly Bank & Trust
Company, N.A.
10258 S. Western Avenue
Chicago, IL 60643

WHEN RECORDED MAIL TO:
Beverly Bank & Trust
Company, N.A.
9801 W Higgins, Suite 400
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Loan Operations, Loan Documentation Administrator
Beverly Bank & Trust Company, N.A.
10258 S. Western Avenue
Chicago, IL 60643

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 17, 2023, is made and executed between Nabeel Razick, a married person (referred to below as "Grantor") and Beverly Bank & Trust Company, N.A., whose address is 10258 S. Western Avenue, Chicago, IL 60643 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 31, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded December 19, 2019 in The Cook County Recorder's Office as document no. 1935308109

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

LOT 6 IN HARTZ'S 93RD STREET AND THOMAS AVENUE SUBDIVISION, A PART OF THE EAST 163 FEET (EXCEPT THE NORTH 33 FEET THEREOF) OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PART LYING NORTHERLY AND NORTHEASTERLY LINE OF A PARCEL OF LAND 27 FEET IN WIDTH CONVEYED TO THE CHICAGO AND CALUMET TERMINAL RAILWAY AND RECORDED AS DOCUMENT 1145043.

The Real Property or its address is commonly known as 9330 South Thomas Avenue, Bridgeview, IL 60455. The Real Property tax identification number is 23-01-416-006.

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

The Maximum Lien amount shall be increased to **\$249,000.00**

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MODIFICATION OF MORTGAGE (Continued)

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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 NOVEMBER 17, 2023.

GRANTOR:

X 
Nabeel A. Razick A/K/A Nabeel Razick

LENDER:

BEVERLY BANK & TRUST COMPANY, N.A.

X 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)

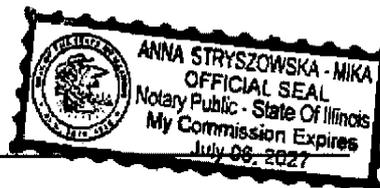
On this day before me, the undersigned Notary Public, personally appeared Nabeel A. Razick A/K/A Nabeel Razick, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and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

Given under my hand and official seal this 17th day of Nov, 2023.

By [Signature] Residing at IL

Notary Public in and for the State of IL

My commission expires 07-06-2027



LENDER ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)

On this 17th day of Nov, 2023 before me, the undersigned Notary Public, personally appeared Martene Diaz and known to me to be the VP Lending, authorized agent for Beverly Bank & Trust Company, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Beverly Bank & Trust Company, N.A., duly authorized by Beverly Bank & Trust Company, N.A. 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 Beverly Bank & Trust Company, N.A.

By [Signature] Residing at IL

Notary Public in and for the State of IL

My commission expires 07-06-2027

