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Doc#: 2402446143 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2024 03:58 PM 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 August 4, 2023, is made and executed between FREDY ALCAUTER GARCIA, whose address is 6123 S WOOD STREET, CHICAGO, IL 60636 (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 4, 2021 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on June 9, 2021 Document number 2116034080 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 61 in Britigan's Westwood being a Subdivision of the East 1/2 of the South East 1/4 of Section 24, Township 38 North, Range 13 East of the Third Principal Meridian, (except the South 1/2 of the Northeast 1/4 of the South East 1/4 of Said Section) reference being Had to a Plat of said Subdivision recorded on June 9, 1919 as document number 6545411, all in Cook County, Illinois

The Real Property or its address is commonly known as 6750 South Artesian Ave, Chicago, IL 60629. The Real Property tax identification number is 19-24-404-032-0000.

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

The Maturity Date extended to November 4, 2023.

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658265

Page 2

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 AUGUST 4, 2023.

GRANTOR:

X Fredy Alcauter Garcia
FREDY ALCAUTER GARCIA

LENDER:

FIRST SECURE BANK AND TRUST CO.

X [Signature]
Authorized Signer 

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658265

Page 4

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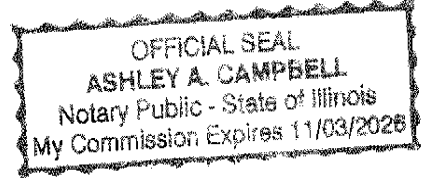
MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658265

Page 3

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL)
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 COUNTY OF Cook) SS
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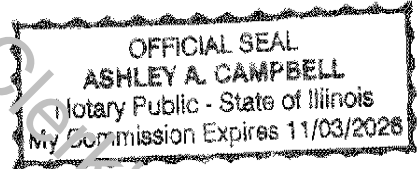


On this day before me, the undersigned Notary Public, personally appeared **FREDY ALCAUTER GARCIA**, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for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

Given under my hand and official seal this 21st day of September, 2023.
 By Ashley A Campbell Residing at Lansing
 Notary Public in and for the State of IL
 My commission expires 11/03/2026

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
 COUNTY OF Cook) SS
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On this 21st day of September, 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
 Notary Public in and for the State of IL
 My commission expires 11/03/2026