

# UNOFFICIAL COPY

Doc#: 2402433467 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/24/2024 03:56 PM Pg: 1 of 4

**RECORDATION REQUESTED BY:**

FirstSecure Bank and Trust  
Co.  
1 N Constitution Drive  
Aurora, IL 60506

**WHEN RECORDED MAIL TO:**

FirstSecure Bank and Trust  
Co.  
1 N Constitution Drive  
Aurora, IL 60506

**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 May 7, 2023, is made and executed between CONTEMPO HOMES RENOVATION, LLC, an Illinois Limited Liability Company, whose address is 2704 Pershing Court, Woodridge, IL 60517 (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 February 7, 2022 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on February 10, 2022 as Document Number 2204107311 in the office of Cook County Recorder of Deeds

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

LOT 33 IN GRIFFIN AND ST. CLAIR'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19, 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 5036 Birchwood Avenue, Skokie, IL 60077. The Real Property tax identification number is 10-28-406-042-0000.

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

**The Maturity Date of the Promissory Note is extended to May 07, 2024**

**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

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658430

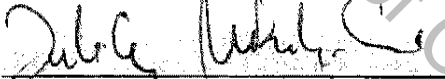
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in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers 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 MAY 7, 2023.**


GRANTOR:

CONTEMPO HOMES RENOVATION, LLC

By:   
JULIAN URSULICA, Manager of CONTEMPO HOMES  
RENOVATION, LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X   
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658430

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS )

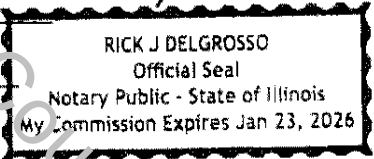
COUNTY OF COOK ) SS

On this 21st day of June, 2023 before me, the undersigned Notary Public, personally appeared **IULIAN URSULICA, Manager of CONTEMPO HOMES RENOVATION, 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 [Signature] Residing at 10360 S. ROBERT ROAD  
DALOS HILLS, IL 60465

Notary Public in and for the State of ILLINOIS

My commission expires 1/23/2026



County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 11658430

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### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )

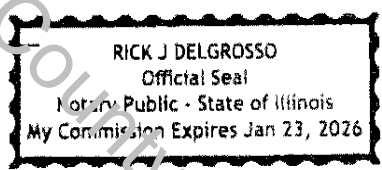
COUNTY OF COOK ) SS

On this 21<sup>ST</sup> day of June 2023 before me, the undersigned Notary Public, personally appeared LATH JABRA and known to me to be the Vice President, 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 [Signature] Residing at 10360 S. ROBERT ROAD  
DALOS HILLS, IL 60465

Notary Public in and for the State of ILLINOIS

My commission expires 1/23/2026



Clerk's Office