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Doc#: 2404541046 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/14/2024 10:33 AM 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 July 13, 2023, is made and executed between GLX PROPERTIES LLC, an Illinois Limited Liability Company, whose address is 2125 N CICERO AVE, CHICAGO, IL 60639 (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 July 13, 2018 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on August 23, 2018 Document number 1823557086 in the office of the Cook Recorder of Deeds.

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

LOTS 30 TO 32 INCLUSIVE IN BLOCK 3 IN JOHN F. THOMPSON'S ARMITAGE AVENUE SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER-OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2125 N Cicero Ave, Chicago, IL 60639. The Real Property tax identification number is 13-34-117-001-0000, 13-34-117-002-0000, and 13-34-117-003-0000.

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

The Maturity Date is extended to October 13, 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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657597

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 JULY 13, 2023.

GRANTOR:

GLX PROPERTIES LLC

By: Osman HAZAMA
OTHMAN M HAZAMA, Member of GLX PROPERTIES LLC

By: Osama A Hasan
OSAMA A HASAN, Member of GLX PROPERTIES LLC

LENDER:

FIRST SECURE BANK AND TRUST CO.

X _____
Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657597

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

) SS

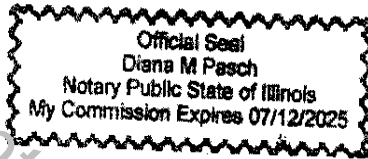
COUNTY OF Cook)

On this 22 day of September, 2023 before me, the undersigned Notary Public, personally appeared **OTHTMAN M HAZAMA**, Member of **GLX PROPERTIES LLC** and **OSAMA A HASAN**, Member of **GLX PROPERTIES LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Diana M. Pasch Residing at Palom Hills, IL

Notary Public in and for the State of Illinois

My commission expires 7-12-25



PROPOSED BY COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 11657597

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 22 day of September, 2023 before me, the undersigned Notary Public, personally appeared MOHAMMAD SULIMAN and known to me to be the SVP, 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 Diana M. Pasch Residing at Palms Hills, IL

Notary Public in and for the State of Illinois

My commission expires 7-12-25

