

Doc#: 2412024175 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/29/2024 10:12 AM Pg: 1 of 5

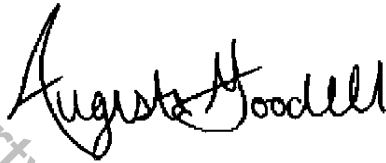
**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Coastal Community Bank
c/o Aven Financial, Inc.
910 Campisi Way Suite 2D
Campbell, CA 95008
CCB NMLS # 462289

Property Address:
9115 S SAGINAW AVE
CHICAGO, IL 60617

APN: 26-06-305-047-0000

This Instrument Prepared By:
Auguste Goodell, Loan Officer
Aven Financial, Inc.
910 Campisi Way Suite 2D
Campbell, CA 95008



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AMENDMENT TO DEED OF TRUST

DEFINITIONS

Words used in multiple sections of this document are defined as follows. Any capitalized terms not defined herein shall have the same meaning as set forth in the Security Instrument, Original Credit Agreement, or Credit Agreement Amendment.

- (A) **"Security Instrument"** means the Deed of Trust recorded in the Office of the Recorder on July 31st, 2023, as Document No. 2321206037 for land in the county of COOK.
- (B) **"Borrower"** is each person listed below. Borrower's address is: 9115 S SAGINAW AVE, CHICAGO, IL 60617. Borrower is the trustor under the Security Instrument.
 - Primary applicant: Dereak Thomas, Jr
- (C) **"Lender"** is Coastal Community Bank c/o Aven Financial, Inc.. Lender is a Washington state-chartered commercial bank organized and existing under the laws of the State of Washington. Lender's address is c/o Aven Financial, Inc. 910 Campisi Way Suite 2D, Campbell, CA 95008. Lender is the beneficiary under the Security Instrument.
- (F) **"Property"** means the real property located at 9115 S SAGINAW AVE, CHICAGO, IL 60617.
- (E) **"Original Credit Agreement"** refers to the Cardholder Account Agreement signed by Borrower and dated July 25th, 2023.
- (G) **"Credit Agreement Amendment"** refers to any amendment, addendum, or supplement to the Original Credit Agreement, or any other signed and dated document updating or amending terms in the Original Credit Agreement.

AGREEMENT

This Amendment to Deed of Trust ("**Amendment**"), dated April 17th, 2024, is an agreement by Lender and Borrower to amend and supplement the Security Instrument. Notwithstanding the modifications outlined below, all terms, conditions, and provisions of the Security Instrument not otherwise modified herein, are hereby ratified and confirmed. This Amendment is made part of the Security Instrument and has the same force and effect as if the terms and conditions hereof were originally incorporated in the Security Instrument.

Now, in consideration of the mutual benefits inuring to each other, it is understood and agreed by and between Lender and Borrower that the terms and conditions of the Security Instrument are modified as follows:

1. Amendment to Secured Agreement. Whereas the Security Instrument initially secured the Original Credit Agreement, Lender and Borrower agree to amend the Security Instrument to secure the Credit Agreement Amendment.

UNOFFICIAL COPY

_____ [Space Below This Line for Notarial Acknowledgment] _____

NOTARIAL CERTIFICATE

Remote Acknowledgement for Principal Located in the US

Title of Document(s): Amendment to Deed of Trust

State of Montana
County of Yellowstone

This record was acknowledged before me by the use of communication technology on 4/17/2024, by Dereak Thomas, Jr, who was located in CHICAGO, IL at the time of this notarial act.

DocuSigned by:

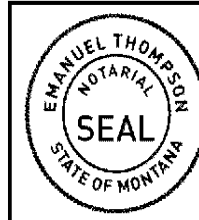


3646D1BEF52845C...

Emanuel Thompson

Notarized online using audio-visual communication

DocuSigned by:



EMANUEL THOMPSON
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
April 28, 2026

UNOFFICIAL COPY

Exhibit A Legal Property Description

The following described Real Estate situated in the city of Chicago, county of Cook, state of Illinois, to wit:

THE SOUTH 20 FEET OF LOT 59, AND LOT 60 (EXCEPT THE SOUTH 12 FEET 50 (EXCEPT THE SOUTH 12 FEET THEREOF) IN THE RESUBDIVISION OF THAT PORTION OF FRACTIONAL SECTION 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, COMMENCING AT A POINT ON THE WEST LINE OF MARQUETTE AVENUE 155 FEET NORTH OF THE NORTH LINE OF EAST 92ND STREET; THENCE WEST TO THE EAST LINE OF SAGINAW AVENUE; THENCE NORTH ALONG THE EAST LINE OF SAGINAW AVENUE TO THE SOUTH LINE OF EAST 91ST STREET; THENCE EAST ALONG THE SOUTH LINE OF EAST 91ST STREET TO THE SOUTHWESTERLY LINE OF ANTHONY AVENUE, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF ANTHONY AVENUE TO THE WEST LINE OF MARQUETTE AVENUE; THENCE SOUTH ALONG THE WEST LINE OF MARQUETTE AVENUE TO THE POINT OF BEGINNING; ALSO COMMENCING AT A POINT ON THE WEST LINE OF SAGINAW AVENUE 155 FEET NORTH OF THE NORTH LINE OF EAST 92ND STREET; THENCE WEST TO THE EAST LINE OF COLFAX AVENUE, THENCE NORTH ALONG THE EAST LINE OF COLFAX AVENUE TO THE SOUTH LINE OF EAST 91ST STREET THENCE EAST ALONG THE SOUTH LINE OF EAST 91ST STREET TO THE WEST LINE OF SAGINAW AVENUE, THENCE SOUTH ALONG TO WEST LINE OF SAGINAW AVENUE TO THE PLACE OF BEGINNING, IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office