

# UNOFFICIAL COPY

**Prepared by and  
RECORDATION REQUESTED BY:**  
FNBC Bank and Trust  
Attn: Loan Operations  
620 W. Burlington Avenue  
La Grange, IL 60525

Doc#: 2413102101 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/10/2024 10:48 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**  
FNBC Bank and Trust  
Attn: Loan Operations  
620 W. Burlington Avenue  
La Grange, IL 60525

1111901911911

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated April 5, 2024, is made and executed between PAKMH Properties LLC, 3356 Kenmore Series, an Illinois series limited liability company. (referred to below as "Grantor") and FNBC Bank and Trust, whose address is 620 W Burlington Ave, LaGrange, IL 60525 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated January 13, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

original recorded January 15, 2020 as document number 2001555041 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 47 IN BLOCK 3 IN BAXTER'S SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3356 N. Kenmore Avenue, Chicago, IL 60657. The Real Property tax identification number is 14-20-416-021-0000.

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

The definition of Grantor. The word "Grantor" means 3356 N. Kenmore Avenue LLC, an Illinois Limited Liability Company on page 13 of the Mortgage is hereby deleted and replaced with the following.

The word "Grantor" Means PAKMH Properties LLC, 3356 Kenmore Series, an Illinois series limited liability company.

**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)

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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 APRIL 5, 2024.**

GRANTOR:

PAKMH PROPERTIES LLC, 3356 KENMORE SERIES

By: 

Pamela A Higdon, Manager of PAKMH Properties LLC, 3356  
Kenmore Series

LENDER:

FNBC BANK AND TRUST

X 

Joseph M. Kroc, Senior Vice President

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

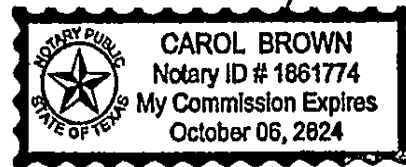
STATE OF Texas )  
 ) SS  
 COUNTY OF HARRIS )

On this 22 day of April, 2024 before me, the undersigned Notary Public, personally appeared **Pamela A Higdon, Manager of PAKMH Properties LLC, 3356 Kenmore Series**, 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 Carol Brown Residing at 10101 Cossey rd Houston TX

Notary Public in and for the State of Texas

My commission expires 10/06/2024



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

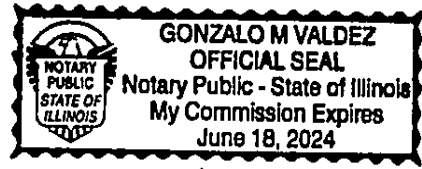
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 5<sup>th</sup> day of April, 2024 before me, the undersigned Notary Public, personally appeared Joseph M. Kroc and known to me to be the Senior Vice President, authorized agent for FNBC Bank and Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of FNBC Bank and Trust, duly authorized by FNBC Bank and Trust 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 FNBC Bank and Trust.

By Gonzalo M Valdez Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 06-18-2024



Cook County Clerk's Office