

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Standard Bank and Trust  
Company  
7800 West 95th Street  
Hickory Hills, IL 60457



Doc#: 1134845007 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/14/2011 09:17 AM Pg: 1 of 5

**WHEN RECORDED MAIL TO:**

Standard Bank and Trust  
Company  
1400 Heritage Drive  
Morris, IL 60450

**SEND TAX NOTICES TO:**

Standard Bank and Trust  
Company  
7800 West 95th Street  
Hickory Hills, IL 60457

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Denise S. Harvey, Loan Documentation Specialist  
Standard Bank and Trust Company  
7800 West 95th Street  
Hickory Hills, IL 60457

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated December 1, 2011 is made and executed between Unit 201 at Village Center LLC, an Illinois Limited Liability Company, whose address is 504 Ambriance Drive, Burr Ridge, IL 60527 (referred to below as "Grantor") and Standard Bank and Trust Company, whose address is 7800 West 95th Street, Hickory Hills, IL 60457 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated December 21, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents recorded January 3, 2008 as Document Nos. 0800360014 and 0800360015; Modification recorded August 7, 2008 as Document No. 0822018055; and Modification recorded July 13, 2010 as Document No. 1019447001, in the Office of the Recorder of Cook County, Illinois.

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

**Parcel 1:**

Unit 01 in 570 Village Center Drive Condominium, as delineated on a survey of the following described parcel of real estate: Lot 2-2 in Final Plat of Subdivision for Burr Ridge Village Center Resubdivision, being a Subdivision of part of the West 1/2 of Section 30, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an Exhibit to the Declaration of Condominium recorded as Document Number 07345415113 together with said unit's undivided percentage interest in the common elements.

**Parcel 2:**

Easement for access in favor of Parcel 1 as set forth in the amended and restated Declaration of Reciprocal Easements, Covenants, Condition and Restrictions for Burr Ridge Village Center recorded November 30, 2007 as Document Number 0733403124.

INT	ESC	M	S	P	S
NT	yes	Ne	Ne	S	yes

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## MODIFICATION OF MORTGAGE

Loan No: 101540839

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The Real Property or its address is commonly known as 570 Village Center Drive, Unit 201, Burr Ridge, IL 60527. The Real Property tax identification number is 18-30-300-053-1001.

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

The principal balance of the Promissory Note secured by the Mortgage and Assignment of Rents is increased to \$1,233,327.99; the Interest Rate is reduced to 4.50%; the legal description has been amended; the Maturity Date is extended to December 5, 2016; Repayment has been modified as follows: Borrower will pay this loan in 60 payments of \$23,042.09 each payment, beginning January 5, 2012 and one final payment due on December 5, 2016 and will be for all principal and all accrued interest not yet paid as more fully set out in a Change in Terms Agreement executed the same date herewith and incorporated herein by this reference .

**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 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 endorser 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.

County Clerk's Office

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## MODIFICATION OF MORTGAGE

Loan No: 101540839

(Continued)

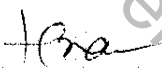
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GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 1, 2011.

GRANTOR:

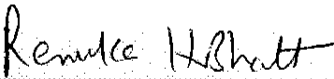
UNIT 201 AT VILLAGE CENTER LLC

LLC MANAGEMENT, INC., Manager of Unit 201 at Village Center LLC

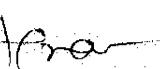
By:   
Harish M. Bhatt, President/Secretary of LLC Management, Inc.

HRB FAMILY LLC, Member of Unit 201 at Village Center LLC

RENUKA H. BHATT REVOCABLE TRUST, Member of HRB Family LLC

By:   
Renuka H. Bhatt, Trustee of Renuka H. Bhatt Revocable Trust

LLC MANAGEMENT, INC., Member of HRB Family LLC

By:   
Harish M. Bhatt, President/Secretary of LLC Management, Inc.

HARISH M. BHATT REVOCABLE TRUST, Member of HRB Family LLC

By:   
Harish M. Bhatt, Trustee of Harish M. Bhatt Revocable Trust

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## MODIFICATION OF MORTGAGE (Continued)

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LENDER:

STANDARD BANK AND TRUST COMPANY

X [Signature]  
Authorized Signer

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

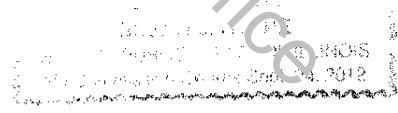
STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

On this 26th day of November, 2011 before me, the undersigned Notary Public, personally appeared **Harish M. Bhatt, President/Secretary of LLC Management, Inc., Manager of Unit 201 at Village Center LLC; Renuka H. Bhatt, Trustee of Renuka H. Bhatt Revocable Trust, Member of HRB Family LLC, Member of Unit 201 at Village Center LLC, Harish M. Bhatt, President/Secretary of LLC Management, Inc., Member of HRB Family LLC, Member of Unit 201 at Village Center LLC; and Harish M. Bhatt, Trustee of Harish M. Bhatt Revocable Trust, Member of HRB Family LLC, Member of Unit 201 at Village Center 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 [Signature] Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_



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## MODIFICATION OF MORTGAGE

(Continued)

Loan No: 101540839

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF Grundy )

On this 28<sup>th</sup> day of November, 2011 before me, the undersigned Notary Public, personally appeared Jeffrey T. Rzasa and known to me to be the \_\_\_\_\_, authorized agent for **Standard Bank and Trust Company** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Standard Bank and Trust Company**, duly authorized by **Standard Bank and Trust Company** 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 **Standard Bank and Trust Company**.

By *Susan Golape* Residing at \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_

My commission expires \_\_\_\_\_

*(Faint Notary Seal)*  
 EUGAN J. HEPPE  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 My Commission Expires Sept 2012

*(Large diagonal watermark)*  
 Clerk's Office