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Doc#: 1306633064 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/07/2013 10:58 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:
Village Bank & Trust
234 West Northwest Highway
Arlington Heights, IL 60004

This Modification of Mortgage prepared by:
N Keese, Loan Processor
Village Bank & Trust
234 West Northwest Highway
Arlington Heights, IL 60004

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SC ✓
ANT ✓

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 6, 2013, is made and executed between Nexus Investments A, LLC, whose address is 2239 N. Lister Avenue, Unit 201, Chicago, IL 60614 (referred to below as "Grantor") and Village Bank & Trust, whose address is 234 West Northwest Highway, Arlington Heights, IL 60004 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated March 22, 2012 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded on April 17, 2012 in the Cook County Recorder of Deeds as Document Number 1210833147.

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

UNIT 3 AREA 12 IN SHEFFIELD TOWN SCHAUMBURG, UNIT 3, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1971 AS DOCUMENT 21487751, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 1926 Hastings Court, Schaumburg, IL 60194. The Real Property tax identification number is 07-17-104-086.

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

The Maximum Lien provision of said Mortgage shall be amended and restated as follows:

MAXIMUM LIEN. At no time shall the principal amount of indebtedness secured by the Mortgage, not including sums advanced to protect the security of Mortgage, exceed \$150,000.00.

The definition of the Note secured by said Mortgage shall be amended and restated as follows:

Note. The word "Note" means that certain Promissory Note dated March 22, 2012 in the original principal amount of \$80,000.00 from Borrower to Lender, together with all renewals of, extensions of,

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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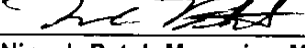
modifications of, refinancings of, consolidations of, and substitution for the Agreement.

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 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 FEBRUARY 6, 2013.

GRANTOR:


NEXUS INVESTMENTS A, LLC

By: 
Nipesh Patel, Managing Member of Nexus Investments A, LLC

By: 
Nital Patel, Managing Member of Nexus Investments A, LLC

LENDER:

VILLAGE BANK & TRUST

X: 
Authorized Signer

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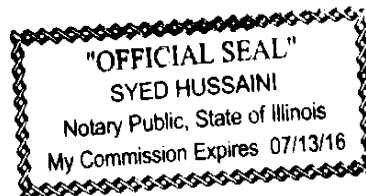
MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL

COUNTY OF Cook

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On this 11th day of Feb, 2013 before me, the undersigned Notary Public, personally appeared **Nipesh Patel, Managing Member of Nexus Investments A, LLC and Nital Patel, Managing Member of Nexus Investments A, 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 *Syed Hussaini* Residing at village Park 3 apt

Notary Public in and for the State of IL

My commission expires 7/13/16

Cook County Clerk's Office

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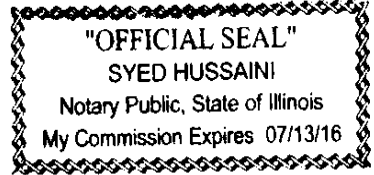
MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL

COUNTY OF Cook

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On this 11th day of Feb, 2013 before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for **Village Bank & Trust** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Village Bank & Trust**, duly authorized by **Village Bank & 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 **Village Bank & Trust**.

By Syed Hussaini Residing at Village Bank & Trust
 Notary Public in and for the State of IL
 My commission expires 7/13/16

Cook County Clerk's Office