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RECORDATION REQUESTED BY:

STANDARD BANK AND
TRUST COMPANY
SOUTHERN DIVISION
7725 W. 98TH STREET
HICKORY HILLS, IL 60457



Doc#: 1308013000 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/21/2013 08:11 AM Pg: 1 of 5

WHEN RECORDED MAIL TO:

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

SEND TAX NOTICES TO:

Unit 201 at Village Center LLC
504 Ambrance Drive
Burr Ridge, IL 60527

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Denise S. Harvey, Loan Documentation Specialist
STANDARD BANK AND TRUST COMPANY
7725 W. 98TH STREET
HICKORY HILLS, IL 60457

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 6, 2013, is made and executed between Unit 201 at Village Center LLC, an Illinois Limited Liability Company, whose address is 504 Ambrance Drive, Burr Ridge, IL 60527 (referred to below as "Grantor") and STANDARD BANK AND TRUST COMPANY, whose address is 7725 W. 98TH 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. 0822013055; and Modification recorded July 13, 2010 as Document No. 1019447001; Modification recorded December 14, 2011 as Document No. 1134845007, 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 201 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 0735415113 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.

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MODIFICATION OF MORTGAGE

Loan No: 101540839

(Continued)

Page 2

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 amount of the Promissory Note is reduced to \$957,296.48; the interest rate on the principal balance of the Promissory Note remaining unpaid is Reduced to 3.25%; repayment is modified as follows: Borrower will pay this loan in 46 payments of \$22,176.89 each payment beginning March 5, 2013 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 on 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 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.

DeKalb County Clerk's Office

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 101540839

Page 3

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:

UNIT 201 AT VILLAGE CENTER LLC

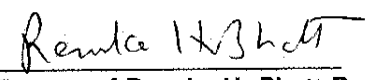
LLC MANAGEMENT, INC., Manager of Unit 201 at Village Center LLC

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

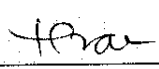
HRB FAMILY LLC, Member of Unit 201 at Village Center LLC

HARISH M. BHATT REVOCABLE TRUST, Member of HRB Family LLC
By: 
Harish M. Bhatt, Trustee of Harish M. Bhatt Revocable Trust

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

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

LLC MANAGEMENT, INC., Manager of HRB Family LLC

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

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 101540839

Page 4

LENDER:

STANDARD BANK AND TRUST COMPANY

X *[Signature]*
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

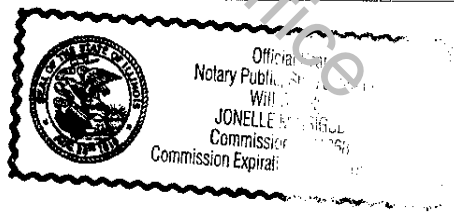
STATE OF *Illinois*)
) SS
COUNTY OF *Grundy*)

On this *21* day of *February*, *2013* 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; Harish M. Bhatt, Trustee of Harish M. Bhatt Revocable Trust, Member of HRB Family LLC, Member of Unit 201 at Village Center LLC; Renuka Phatt, Trustee of Renuka H. Bhatt Revocable Trust, Member of HRB Family LLC, Member of Unit 201 at Village Center LLC; and Harish M. Bhatt, President/Secretary of LLC Management, Inc., Manager 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 *Janelle M. [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

Page 5

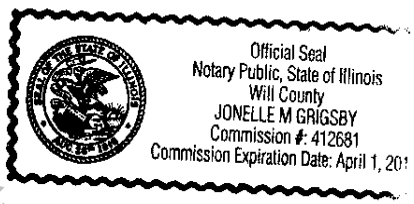
LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Greene)

On this 21 day of February, 2013 before me, the undersigned Notary Public, personally appeared Jeffrey K. Lee 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 Joreen M. Hyslop Residing at _____
 Notary Public in and for the State of _____

My commission expires _____



Cook County Clerk's Office