

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Heritage Bank of Schaumburg  
Main Office  
1535 W. Schaumburg Road  
Schaumburg, IL 60194

**WHEN RECORDED MAIL TO:**

Heritage Bank of Schaumburg  
Main Office  
1535 W. Schaumburg Road  
Schaumburg, IL 60194

Doc#: 1329144019 Fee: \$46.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/18/2013 11:58 AM Pg: 1 of 4

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**

Central Loan Operations  
Heritage Bank of Schaumburg  
1535 W. Schaumburg Road  
Schaumburg, IL 60194

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 1, 2013, is made and executed between PHD Investments, LLC (referred to below as "Grantor") and Heritage Bank of Schaumburg, whose address is 1535 W. Schaumburg Road, Schaumburg, IL 60194 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated August 9, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded August 19, 2010 as Document Number 1023154035.

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

PARCEL 1: UNIT 205-E IN THE BALLARD COURT CONDOMINIUM BUILDING NO. 7 AS DELINEATED ON SURVEY OF A PARCEL OF REAL ESTATE LOCATED IN THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT NO. LR3169389; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS ESTABLISHED AND SET FORTH IN SAID DECLARATION AND SURVEY, AS THEY MAY BE AMENDED TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FILED ON JULY 16, 1980 AS DOCUMENT NO. LR3 169382, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 8999 Kennedy Unit #2E, Des Plaines, IL 60016. The Real Property tax identification number is 09-15-307-167-1013.

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

The maturity date is extended to September 1, 2016.

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain

Handwritten initials and marks on the right margin.

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Page 2

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 SEPTEMBER 1, 2013.**

GRANTOR:

PHD INVESTMENTS, LLC

By: \_\_\_\_\_

Hemant Shah, Presiding Member/E.O. of PHD Investments, LLC

By: \_\_\_\_\_

Palak Shah, Member of PHD Investments, LLC

By: \_\_\_\_\_

Darshan Patel, Member of PHD Investments, LLC

By: \_\_\_\_\_

Parita Patel, Member of PHD Investments, LLC

LENDER:

HERITAGE BANK OF SCHAUMBURG

X \_\_\_\_\_

Authorized Signer

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## MODIFICATION OF MORTGAGE

(Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

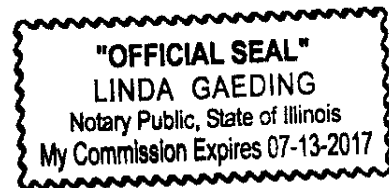
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

On this 24<sup>th</sup> day of SEPT., 2013 before me, the undersigned Notary Public, personally appeared **Hemant Shah, Presiding Member/E.O. of PHD Investments, LLC; Palak Shah, Member of PHD Investments, LLC; Darshan Patel, Member of PHD Investments, LLC; and Parita Patel, Member of PHD Investments, 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 Linda Gaeding Residing at Stamwood

Notary Public in and for the State of ILLINOIS

My commission expires 7-13-17



*Cook County Clerk's Office*

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## MODIFICATION OF MORTGAGE

(Continued)

### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )

) SS

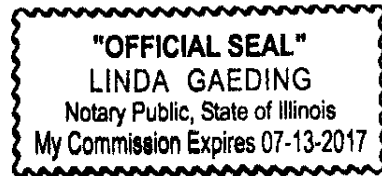
COUNTY OF COOK )

On this 24<sup>th</sup> day of SEPT., 2013 before me, the undersigned Notary Public, personally appeared MAN M. PISULO and known to me to be the A.V.P., authorized agent for **Heritage Bank of Schaumburg** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Heritage Bank of Schaumburg**, duly authorized by **Heritage Bank of Schaumburg** 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 **Heritage Bank of Schaumburg**.

By Linda Gaeding Residing at Steerwood

Notary Public in and for the State of ILLINOIS

My commission expires 7-13-17



Cook County Clerk's Office