

# UNOFFICIAL COPY



Doc#: 1419056046 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/09/2014 03:05 PM Pg: 1 of 4

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

**FOR RECORDER'S USE ONLY**

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

GREATER METROPOLITAN TITLE, LLC  
175 E. HAWTHORN PARKWAY, SUITE 135  
VERNON HILLS, IL 60061  
FILE # 13-0462 (acc)

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 25, 2014, is made and executed between Lawrence and River Properties, LLC (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 April 25, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded on May 6, 2013, in the Cook County Recorder of Deeds as document number 1312649022.

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

THAT PART OF THE NORTH 1/2 OF CYNTHIA ROBINSON'S TRACT, LYING WEST OF THE CENTER OF DES PLAINES RIVER ROAD, IN THE PARTITION OF THE NORTH SECTION OF ROBINSON'S RESERVATION, IN TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 50 FEET SOUTH OF THE NORTH LINE OF SECTION 15, ALSO BEING THE CENTER LINE OF LAWRENCE AVENUE, AND 50 FEET WEST OF THE CENTER LINE OF RIVER ROAD; THENCE SOUTH ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF RIVER ROAD, A DISTANCE OF 150 FEET; THENCE NORTHWESTERLY A DISTANCE OF 23.62 FEET TO A POINT ON A LINE 190 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 15; THENCE WEST ON LAST MENTIONED PARALLEL LINE, A DISTANCE OF 180 FEET TO A POINT ON A LINE 250 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF RIVER ROAD; THENCE NORTH ON LAST MENTIONED PARALLEL LINE TO A POINT 50 FEET SOUTH OF THE NORTH LIEN OF SAID SECTION 15; THENCE EAST ON A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 4758 N. River Road, Schiller Park, IL 60176. The Real Property tax identification number is 12-15-100-014-0000.

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

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

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

Term out and remove the Revolving Line of Credit language from the mortgage.

**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 \$700,000.00.

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 April 25, 2013 in the original principal amount of \$600,000.00 from Borrower to Lender, together with all renewals of, extensions of, 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 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.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MAY 25, 2014.**

**GRANTOR:**

**LAWRENCE AND RIVER PROPERTIES, LLC**

By: 

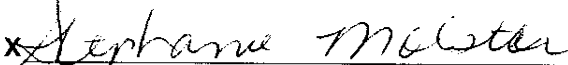
George E. Zervos, Member of Lawrence and River Properties, LLC

By: 

Harry Psarros, Member of Lawrence and River Properties, LLC

**LENDER:**

**VILLAGE BANK & TRUST**

  
Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### CORPORATE ACKNOWLEDGMENT

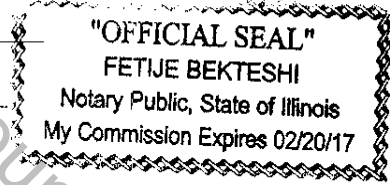
STATE OF IL )  
 )  
 ) SS  
 COUNTY OF COOK )

On this 25 day of June, 2014 before me, the undersigned Notary Public, personally appeared **George E. Zervos, Member of Lawrence and River Properties, LLC and Harry Psarros, Member of Lawrence and River Properties, LLC**, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Fetije Bekteshi Residing at Arlington Heights

Notary Public in and for the State of IL

My commission expires 2/20/17



Cook County Clerk's Office

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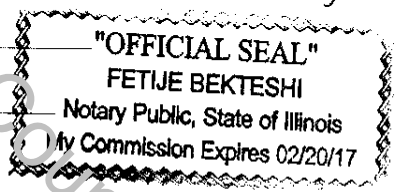
## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
 COUNTY OF COOK )

On this 25 day of June, 2014 before me, the undersigned Notary Public, personally appeared Stephanie Molster and known to me to be the VP, 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 Fetije Bekteshi Residing at Arlington Heights  
 Notary Public in and for the State of IL  
 My commission expires 2/20/17



Cook County Clerk's Office