

# UNOFFICIAL COPY

Doc#: 1627947004 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/05/2016 08:42 AM Pg: 1 of 4

**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

1615689

**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

**PRAIRIE TITLE**  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated September 1, 2016, 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 1023154037.

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

UNIT 101-5 IN DOVER POINTE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 27, 2003 AS DOCUMENT 0030283326, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The Real Property or its address is commonly known as 101 Dover Drive, Unit #5, Des Plaines, IL 60018. The Real Property tax identification number is 08-24-403-034-1005.

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

The maturity date is extended to December 1, 2016.

**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

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## MODIFICATION OF MORTGAGE (Continued)

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, 2016.**


1627947004

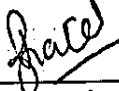
**GRANTOR:**

**PHD INVESTMENTS, LLC**

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

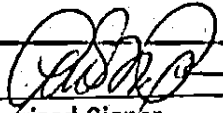
By:   
Palak Shah, Member of PHD Investments, LLC

By:   
Darshan Patel, Member of PHD Investments, LLC

By:   
Parita Patel, Member of PHD Investments, LLC

**LENDER:**

**HERITAGE BANK OF SCHAUMBURG**

X   
Authorized Signer

Property of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### CORPORATE ACKNOWLEDGMENT

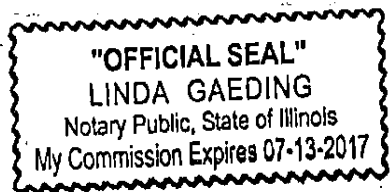
STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 28th day of SEPT, 2016 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 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 Linda Gaeding Residing at Steemwood

Notary Public in and for the State of IL

My commission expires 7-13-2017



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF COOK )

On this 28<sup>th</sup> day of SEPT. 2016 before me, the undersigned Notary Public, personally appeared PAUL M. PISANO 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 Streamwood  
 Notary Public in and for the State of IL

My commission expires 7-13-2017

