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Doc#: 1822719008 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2018 08:53 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
Village Bank & Trust
234 West Northwest Highway
Arlington Heights, IL 60004

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

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 20, 2018, is made and executed between Lawrence and River Properties, LLC, whose address is 940 E. Northwest Highway, Mt. Prospect, IL 60005 (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 January 20, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded February 20, 2013 in the office of Cook County Recorder as Document number 1305155024.

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

THAT PART OF THE NORTH HALF 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 OF 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 LINE OF SAID SECTION 15; THENCE EAST ON A LINE 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 4758 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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Maximum Lien Amount. All reference in the Mortgage to the maximum Lien of \$796,000.00 is hereby deleted and replaced with the following; At no time shall the principal of indebtedness secured by the Mortgage not including sums advanced to protect the security interest of Mortgage, exceed \$1,200,594.00.

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 JANUARY 20, 2018.

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

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 20th day of January, 2016 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 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 Carrie Baird Residing at Arlington Heights, IL

Notary Public in and for the State of Ill

My commission expires 2/20/21



COOK COUNTY Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

On this 20th day of January, 2018 before me, the undersigned Notary Public, personally appeared Stephanie Malster 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 Carmen Burt Residing at Arlington Heights

Notary Public In and for the State of Ill

My commission expires 2/20/21



Clerk's Office