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Doc#. 1900408015 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/04/2019 09:20 AM Pg: 1 of 4

RECORDATION REQUESTED BY:
Schaumburg Bank & Trust
Company, N.A.
1145 N. Arlington Heights
Road
Itasca, IL 60143

WHEN RECORDED MAIL TO:
Schaumburg Bank & Trust
Company, N.A.
9801 W Higgins, Suite 400
Rosemont, IL 60018

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Loan Operations, Loan Documentation Administrator
Schaumburg Bank & Trust Company, N.A.
1145 N. Arlington Heights Road
Itasca, IL 60143

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated December 17, 2018, is made and executed between Razvi, LLC, whose address is 735 Heritage Drive, Apt 101, Hoffman Estates, IL 60169 (referred to below as "Grantor") and Schaumburg Bank & Trust Company, N.A., whose address is 1145 N. Arlington Heights Road, Itasca, IL 60143 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 1, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 6, 2016 in the office of the Cook County Recorder of Deeds, as Document No. 1618849105 and Assignment of Rents dated July 1, 2016 and recorded on July 6, 2016 in the office of the Cook County Recorder of Deeds, as Document No. 1618849106.

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

UNIT NO. 8-209 IN STEEPLE HILL CONDOMINIUM, AS DELINEATED UPON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 OF HOFFMAN ESTATES APARTMENTS, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF COVENANTS, EASEMENTS, AND RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 25288100 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1075 Valley Lane, Unit 209, Hoffman Estates, IL 60169. The Real Property tax identification number is 07-16-200-046-1222.

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

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MODIFICATION OF MORTGAGE (Continued)

Page 2

(1) The definition of **Note** is hereby restated in its entirety to mean the following:

Note. The word "Note" means a Promissory Note dated December 17, 2018, as amended from time to time, in the original principal amount of \$200,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

(2) The "Maximum Lien" section is hereby restated in its entirety to mean the following:

Maximum Lien. At no time shall the principal amount of Indebtedness secured by the Mortgage, not including sums advanced to protect the security of the Mortgage, exceed \$400,000.00.

(3) The definition of **Borrower** is hereby restated in its entirety to mean the following:

Borrower. The word "Borrower" means Razvi, LLC and includes all co-signers and co-makers signing the Note and all their successors and assigns.

(4) The definition of the word **Grantor** is hereby modified in its entirety to read as follows:

Grantor. The word "Grantor" means Razvi, LLC. The Grantor is the mortgagor under this Mortgage.

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 DECEMBER 17, 2018.

GRANTOR:

RAZVI, LLC

By: _____

Mujahid Razvi, Manager of Razvi, LLC

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MODIFICATION OF MORTGAGE (Continued)

LENDER:

SCHAUMBURG BANK & TRUST COMPANY, N.A.

X [Signature]
Authorized Signer: Syed Hussaini

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL
COUNTY OF Cook

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) SS
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On this 8th day of Dec, 2018 before me, the undersigned Notary Public, personally appeared Mujahid Razvi, Manager of Razvi, LLC, and known to me to be a member or designated agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature] Residing at Village Bank & Trust
234 W. Northwest Highway
Notary Public in and for the State of IL Arlington Heights, IL 60004
My commission expires 7/19/2020

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 18 day of December, 2018 before me, the undersigned Notary Public, personally appeared Syed Hossaini and known to me to be the senior VP, authorized agent for Schaumburg Bank & Trust Company, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Schaumburg Bank & Trust Company, N.A., duly authorized by Schaumburg Bank & Trust Company, N.A. 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 Schaumburg Bank & Trust Company, N.A.

By Fetije Bekteshi Residing at Arlington Heights

Notary Public in and for the State of IL

My commission expires 2/21/21

