

# UNOFFICIAL COPY

Doc#: 1927055163 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/27/2019 09:53 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  
9801 W Higgins Suite 400  
Rosemont, IL 60108

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FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Loan Operations, Loan Documentation Administrator  
Village Bank & Trust  
234 West Northwest Highway  
Arlington Heights, IL 60004

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## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated September 15, 2019, is made and executed between Arif A. Meer, whose address is 6426 N. Ridge Blvd., Unit 2K, Chicago, IL 60626 (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 October 28, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

**Mortgage** recorded November 12, 2014 in the office of the Cook County Recorder as Document No. 1431656026 and that certain Assignment of Rents dated October 28, 2014, recorded November 12, 2014 in the office of Cook County Recorder as Document No. 1431656027.

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

Unit 6426-2K in Ridge Village Condominium, as delineated on a survey of the following described real estate: That part of Lots 3 and 4 describes as follows: beginning at a point in the North line of Lot 3, said point being 272.0 feet East of the West line of Lot 3; thence South parallel with the West line of Lot 3, 101.30 feet; thence East parallel with the North line of Lot 3, 30.40 feet; thence North parallel with the West line of Lot 3, 1.26 feet; thence East parallel with the North line of Lot 3, 30.15 feet; thence South parallel with the West line of Lots 3 and 4, 36.0 feet; thence East parallel with the North line of Lot 3 to the Westerly line of N. Ridge Boulevard; thence Northwesterly along said Westerly line to the North line of Lot 3; thence West along said North line to the point of beginning, all in Circuit Court Partition of the South Half of the South Half of the Southeast Quarter of Section 31, Township 41 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois. Which survey is attached as which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document 85329269, together with its undivided percentage interest in the common elements.

The Real Property or its address is commonly known as 6426 N. Ridge Blvd, Unit 2K, Chicago, IL 60026. The Real Property tax identification number is 11-31-401-098-1024.

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

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## MODIFICATION OF MORTGAGE (Continued)

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

**Note.** The word "Note" means a Promissory Note dated September 15, 2019, as amended from time to time, in the original principal amount of \$32,500.00 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.

- 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 \$65,000.00.

- 3.) The definition of the word **Grantor** is hereby modified in its entirety to read as follows:

**Grantor.** The word "Grantor" means Arif A. Meer. The Grantor is the mortgagor under this Mortgage.

- 4.) The following section is hereby added to the Mortgage:

**Waiver of Right of Redemption.** NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-1601 (b) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS REDEMPTIN ON GRANTOR'S BEHALF AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

**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 SEPTEMBER 15, 2019.**

GRANTOR:

X

Arif A. Meer

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## MODIFICATION OF MORTGAGE (Continued)

LENDER:

VILLAGE BANK & TRUST

X   
 Authorized Signer

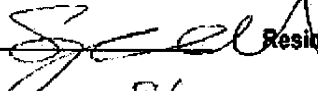
### INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF Cook )



On this day before me, the undersigned Notary Public, personally appeared Arif A. Meer, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10<sup>th</sup> day of Sept, 2019.

By SYED HUSSAINI  Residing at Village Bank & Trust  
234 W. Northwest Highway  
Arlington Heights, IL 60004

Notary Public in and for the State of IL

My commission expires 7/19/20

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois )

COUNTY OF Cook ) SS

On this 10th day of Sept, 2019 before me, the undersigned Notary Public, personally appeared SYED MUSSAMMIL 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 Patricia A. Bielawski Residing at Arlington Hts, IL

Notary Public in and for the State of Ill

My commission expires 2/20/21



Cook County Clerk's Office