

# UNOFFICIAL COPY

Doc#: 1932657075 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/22/2019 12:51 PM Pg: 1 of 6

**RECORDATION REQUESTED BY:**  
Old Second National Bank  
37 S. River Street  
Aurora, IL 60506

**WHEN RECORDED MAIL TO:**  
Old Second National Bank  
37 S. River Street  
Aurora, IL 60506

**SEND TAX NOTICES TO:**  
Satyam LLC  
5594 Red Oak Dr.  
Hoffman Estates, IL  
60192-4401

**FOR RECORDER'S USE ONLY**

**This Modification of Mortgage prepared by:**  
Loan Administration  
Old Second National Bank  
37 S. River Street  
Aurora, IL 60506

#8954255 1061 **MODIFICATION OF MORTGAGE**



**Chicago Title**

**THIS MODIFICATION OF MORTGAGE** dated July 18, 2019, is made and executed between Satyam LLC (referred to below as "Grantor") and Old Second National Bank, whose address is 37 S. River Street, Aurora, IL 60506 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated July 18, 2019 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on August 11, 2014 as Document Number 1422304051.

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

**PARCEL 1:**

UNIT F102, F115 AND F116 IN COURTYARDS ON WOODFIELD OFFICE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 2 IN WOODFIELD AND PLUM GROVE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2007 AS DOCUMENT 0710015072, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:** A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF STORMWATER DRAINAGE EASEMENT DATED DECEMBER 22, 2000 AND RECORDED

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

Loan No: 63801002617

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DECEMBER 27, 2000 AS DOCUMENT NUMBER 0001013184, FROM BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION, TO LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR THE PURPOSE OF CONSTRUCTING THE DRAINAGE FACILITIES INTENDED TO TRANSPORT SURFACE AND SUBSURFACE STORMWATER FROM THE BUILDINGS AND OTHER IMPROVEMENTS LOCATED FROM TIME TO TIME ON THE LEVY PROPERTY THROUGH THE EASEMENT PREMISES AS MAY BE REASONABLY NECESSARY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND OPERATING SUCH DRAINAGE FACILITIES AND EXERCISING THE RIGHTS AND PERFORMING THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT AND TO ENTER IN A REASONABLE MANNER UPON SUCH PORTIONS OF THE BIT PROPERTY OUTSIDE OF THE EASEMENT PREMISES AS MAY BE NECESSARY AND APPROVED BY BIT FOR THE SOLE PURPOSE OF ACCESSING THE EASEMENT PREMISES IN ORDER TO CONSTRUCT THE DRAINAGE FACILITIES AND TO EXERCISE THE RIGHTS AND PERFORM THE OBLIGATIONS OF LEVY IN ACCORDANCE WITH THE TERMS OF THE AGREEMENT OVER THE FOLLOWING DESCRIBED LAND: THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERNMOST NORTHEAST CORNER OF LOT 1 IN WOODFIELD & PLUM GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 27, 2000 AS DOCUMENT NUMBER 0001013181; THENCE SOUTH 03 DEGREES 56 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, 481.00 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 86 DEGREES 03 MINUTES 42 SECONDS EAST ALONG A LINE OF SAID LOT 1, 10.00 FEET; THENCE NORTH 03 DEGREES 56 MINUTES 18 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 481.00 FEET A LINE 760.00 FEET, AS MEASURED AT RIGHT ANGLES, NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 10.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT FOR PARCEL 1 AS CREATED BY ACCESS EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013186, BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND BIT HOLDINGS THIRTY-SIX, INC., A MARYLAND CORPORATION FOR THE PURPOSE OF EGRESS AND INGRESS IN, OVER, UPON AND ACROSS PAVED ROADWAY AREAS OF BIT PARCEL AS DESCRIBED IN SAID AGREEMENT.

**PARCEL 4:**

CREATED BY PARKING EASEMENT AGREEMENT DATED DECEMBER 22, 2000 AND RECORDED DECEMBER 27, 2000 AS DOCUMENT 0001013188, BETWEEN LEVY PLUM GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND AMERICAN ACADEMY OF DERMATOLOGY, A MINNESOTA NOT FOR PROFIT CORPORATION, FOR THE PURPOSE OF USE OF THE AAD PROPERTY PARKING AREA FOR THE PARKING OF MOTOR VEHICLES BY LEVY AND EMPLOYEES, AGENTS, TENANTS AND INVITEES OF THE LEVY PROPERTY AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE LEVY PROPERTY FROM AND TO THE AAD PROPERTY PARKING AREA IN ORDER TO USE THE AAD PROPERTY PARKING AREA OVER THE LAND AS SHOWN ON EXHIBIT C.

The Real Property or its address is commonly known as 800 E. Woodfield Road, Units 102,115, 116, Schaumburg, IL 60173. The Real Property tax identification number is 07-14-200-084-1008; 07-14-200-084-1029; 0714-200-084-1030.

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

This Modification reflects: (a) The interest rate is hereby increased to 4.85% per annum; (b) the maturity date is hereby extended indefinitely and; (c) the word "Note" shall mean the Promissory Note No. 63801002617 dated July 18, 2019 in the original principal amount of \$594,333.75 at a fixed rate of 4.85% together with all renewals, extensions, amendments, modifications, replacements or substitutions to any of the foregoing.

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 63801002617

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**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.

**COUNTERPARTS.** This document may be executed in any number of counterparts and by the different parties hereto on separate counterparts and each such counterpart shall be deemed to be an original, but all such counterparts shall together constitute but one and the same document.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED JULY 18, 2019.**

**GRANTOR:**

**SATYAM LLC**

By: 

Ritesh D. Patel, Manager of Satyam LLC

**LENDER:**

**OLD SECOND NATIONAL BANK**

x 

David Mottet, 1st Vice President, Commercial Banking

Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 63801002617

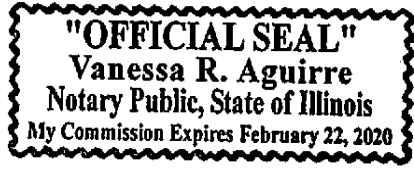
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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL \_\_\_\_\_ )

COUNTY OF Kane \_\_\_\_\_ )

)  
) SS  
)



On this 6<sup>th</sup> day of Nov, 2019 before me, the undersigned Notary Public, personally appeared **Ritesh D. Patel, Manager of Satyam 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 Aurora, IL \_\_\_\_\_

Notary Public in and for the State of IL \_\_\_\_\_

My commission expires 02-22-20 \_\_\_\_\_

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE (Continued)

Loan No: 63801002617

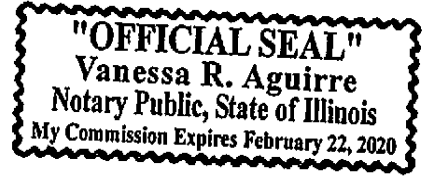
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### LENDER ACKNOWLEDGMENT

STATE OF IL

COUNTY OF KANE

)  
) SS  
)



On this 6 day of Nov, 2019 before me, the undersigned Notary Public, personally appeared **David Mottet** and known to me to be the **1st Vice President, Commercial Banking**, authorized agent for **Old Second National Bank** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Old Second National Bank**, duly authorized by **Old Second National Bank** 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 **Old Second National Bank**.

By [Signature] Residing at Aurora, IL

Notary Public in and for the State of IL

My commission expires 02-22-20

PROPOSED COOK COUNTY CLERK'S OFFICE

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*[Faint, illegible text, possibly a stamp or header]*

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