

# UNOFFICIAL COPY

Doc#: 2000222053 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/02/2020 10:16 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 2, 2019, is made and executed between Keyway Lock & Security, Inc. (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 August 8, 2014 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded with the Recorder of Deeds in Cook County, Illinois on August 12, 2014, as Document No. 1422419140 along with an Assignment of Rents as Document No. 1422419141.

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

LOT 9 IN BLOCK 54 (EXCEPT THAT PART TAKEN FOR WIDENING OF 79TH STREET) IN PRICE'S SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3820 West 79th Street, Chicago, IL 60652. The Real Property tax identification number is 19-26-337-034.

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

(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 2, 2019, as amended from time to time, in the original principal amount of \$52,723.00 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.

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## MODIFICATION OF MORTGAGE (Continued)

Page 2

(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 \$105,446.00.

**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 endorser 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 2, 2019.**

GRANTOR:

KEYWAY LOCK & SECURITY, INC.

By: 

Steven E. Gwin, President of Keyway Lock & Security, Inc.

LENDER:

SCHAUMBURG BANK & TRUST COMPANY, N.A.

X 

Authorized Signer

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## MODIFICATION OF MORTGAGE (Continued)

### CORPORATE ACKNOWLEDGMENT

STATE OF IL

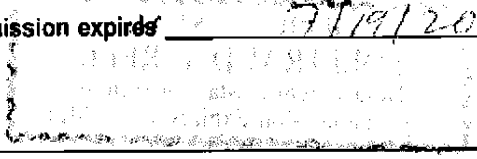
COUNTY OF Lake



On this 13<sup>th</sup> day of Dec, 2019 before me, the undersigned Notary Public, personally appeared Steven E. Gwin, President of Keyway Lock & Security, Inc., and known to me to be an authorized agent 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 he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By [Signature] 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 07/19/20



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS )  
 )  
 COUNTY OF COOK ) SS  
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On this 13 day of Dec., 2019 before me, the undersigned Notary Public, personally appeared SYED HUSSAINI and known to me to be the Sy. 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 Edeltraud V. Reed Residing at PALATKA, IL

Notary Public in and for the State of ILLINOIS

My commission expires 6-7-2021



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