

# UNOFFICIAL COPY

Doc#: 2104939006 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/18/2021 07:19 AM Pg: 1 of 4

**RECORDATION REQUESTED BY:**  
Heritage Bank of Schaumburg  
Main Office  
1535 W. Schaumburg Road  
Schaumburg, IL 60194

**WHEN RECORDED MAIL TO:**  
Heritage Bank of Schaumburg  
Main Office  
1535 W. Schaumburg Road  
Schaumburg, IL 60194

**SEND TAX NOTICES TO:**  
Heritage Bank of Schaumburg  
Main Office  
1535 W. Schaumburg Road  
Schaumburg, IL 60194

**FOR RECORDER'S USE ONLY**

2027620

This Modification of Mortgage prepared by:  
Central Loan Operations  
Heritage Bank of Schaumburg  
1535 W. Schaumburg Road  
Schaumburg, IL 60194

PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60502

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated January 1, 2021, is made and executed between Shivani Realty Holdings, L.L.C., whose address is 34 Willow Bay Dr, South Barrington, IL 60010 (referred to below as "Grantor") and Heritage Bank of Schaumburg, whose address is 1535 W. Schaumburg Road, Schaumburg, IL 60194 (referred to below as "Lender").

**MORTGAGE.** Lender and Grantor have entered into a Mortgage dated June 24, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

recorded June 28, 2016 as document number 1618033000.

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

UNIT 502 & 503 IN THE 1585 NORTH BARRINGTON ROAD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN HUMANA MEDICAL OFFICE BUILDING NO. 2 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 28, 2003 AS DOCUMENT 0030286827, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS; ALSO TOGETHER WITH EASEMENTS RECORDED APRIL 8, 1991 AS DOCUMENT 91156363 FOR (A) VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, (B) PARKING SPACES, (C) STORM WATER DRAINAGE AND DETENTION; AND WITH INSTRUMENT RECORDED APRIL 8, 1991 AS DOCUMENT 91156362, BEING THE FIRST AMENDMENT MODIFYING GRANTS OF EASEMENTS AND AGREEMENT RECORDED SEPTEMBER 16, 1987 AS DOCUMENT 87506866 FOR INGRESS AND EGRESS.

The Real Property or its address is commonly known as 1585 N. Barrington Road, Unit #502 and Unit #503,

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## MODIFICATION OF MORTGAGE (Continued)

Hoffman Estates, IL 60169. The Real Property tax identification number is 07-07-100-035-1020, 07-07-100-035-1021.

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

**The Borrower and Lender mutually agree that the above referenced Promissory Note is modified as follows:**

Extend the Maturity Date from January 1, 2021 to January 1, 2026. Modify the interest rate from 3.99% fixed to 3.75% fixed.

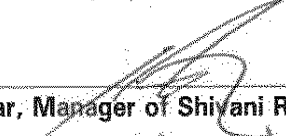
All other terms and conditions to remain the same.

**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 JANUARY 1, 2021.**

**GRANTOR:**

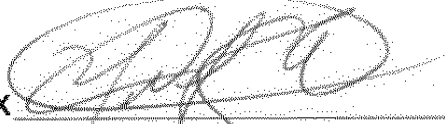
**SHIVANI REALTY HOLDINGS, L.L.C.**

By:   
Parag A. Majmudar, Manager of Shivani Realty Holdings, L.L.C.

By:   
Sonali Majmudar, Manager of Shivani Realty Holdings, L.L.C.

**LENDER:**

**HERITAGE BANK OF SCHAUMBURG**

X   
Authorized Signer

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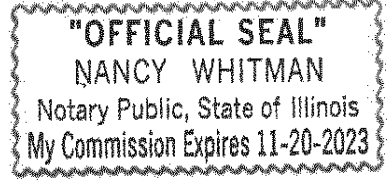
## MODIFICATION OF MORTGAGE (Continued)

### CORPORATE ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook

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) SS  
)



On this 1st day of January, 2021 before me, the undersigned Notary Public, personally appeared **Parag A. Majmudar, Manager of Shivani Realty Holdings, L.L.C. and Sonali Majmudar, Manager of Shivani Realty Holdings, L.L.C.**, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Nancy Whitman Residing at Schaumburg

Notary Public in and for the State of Illinois

My commission expires November 20, 2023

Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook



On this 1st day of January, 2021 before me, the undersigned Notary Public, personally appeared Matthew L. Schlarb and known to me to be the Vice President, authorized agent for **Heritage Bank of Schaumburg** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **Heritage Bank of Schaumburg**, duly authorized by **Heritage Bank of Schaumburg** 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 **Heritage Bank of Schaumburg**.

By Nancy Whitman Residing at Schaumburg

Notary Public in and for the State of Illinois

My commission expires November 20, 2023

Cook County Clerk's Office