

Illinois Anti-Predatory
Lending Database
Program

Doc#: 2204021087 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2022 08:03 AM Pg: 1 of 5

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN:** 03-05-401-003-0000

Address:

Street: 400 W Dundee Rd

Street line 2:

City: Buffalo Grove

State: IL

ZIP Code: 60089

Lender: TBK Bank SSB

Borrower: Dale S Scheck

Loan / Mortgage Amount: \$577,419.44

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity or person.

Certificate number: 6E645900-C584-4926-B12C-D548985C92F4

Execution date: 2/8/2022

UNOFFICIAL COPY**WHEN RECORDED MAIL TO:**

**TBK Bank, SSB
Elgin Illinois Branch
3151 US Highway 20
Elgin, IL 60124**

SEND TAX NOTICES TO:

**MB FINANCIAL BANK, N.A.,
SUCCESSOR IN INTEREST TO
FIRST NATIONAL BANK OF
MORTON GROVE AS
TRUSTEE UNDER TRUST
AGREEMENT #97-104 Dated
April 11, 1997, An Illinois
Trust
6111 North River Road 8th
Floor
Rosemont, IL 60018**

FOR RECORDER'S USE ONLY**This Modification of Mortgage prepared by:**

**Maureen Arthur, Commercial Loan Processing Specialist
TBK Bank, SSB
3151 US Highway 20
Elgin, IL 60124**

***CHICAGO TITLE LAND TRUST COMPANY
AS SUCCESSOR TRUSTEE TO**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 14, 2021, is made and executed between MB FINANCIAL BANK, N.A., SUCCESSOR IN INTEREST TO FIRST NATIONAL BANK OF MORTON GROVE AS TRUSTEE UNDER TRUST AGREEMENT #97-104 Dated April 11, 1997, An Illinois Trust, whose address is 6111 North River Road 8th Floor, Rosemont, IL 60018 (referred to below as "Grantor") and TBK Bank, SSB, whose address is 3151 US Highway 20, Elgin, IL 60124 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 14, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded February 22, 2007 as Document No 0705333050 In Cook County, State of Illinois.

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

PARCEL 1:

LOT "A" IN ARLINGTON ADDITION TO BUFFALO GROVE, BEING A SUBDIVISION IN SECTIONS 4 AND 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 100609124

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THAT PART AND PARCEL OF LAND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE SPECIFICALLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE POINT OF INTERSECTION OF SECTION 4 AND SECTION 5 IN THE TOWN OF WHEELING AND FOLLOWING THE SOUTHERLY LINE OF SECTION 5 FOR 405 FEET TO A WESTERLY POINT ON SAID LINE, THENCE FOLLOWING A LINE IN A NORTHERLY DIRECTION PARALLEL WITH THE EASTERLY LINE OF SECTION 5 FOR A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 199 FEET; THENCE FOLLOWING A LINE IN A WESTERLY DIRECTION PARALLEL WITH THE SOUTHERLY LINE OF SECTION 5 FOR 175 FEET TO A POINT, THENCE FOLLOWING A LINE IN A SOUTHERLY DIRECTION PARALLEL WITH THE EASTERLY LINE OF SECTION 5 FOR A DISTANCE OF 199 FEET TO A POINT ON A LINE 50 FEET NORTH OF AND PARALLEL WITH AFORESAID SOUTHERLY LINE OF SAID SECTION 5; THENCE EASTERLY ON THE LAST DESCRIBED PARALLEL LINE, 175 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 400 West Dundee Road, Buffalo Grove, IL 60089. The Real Property tax identification number is 03-05-401-003-0000; 03-05-414-018-0000.

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

Extend maturity date of the Note of November 14, 2023.

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 NOVEMBER 14, 2021.

**GRANTOR: *CHICAGO TITLE LAND TRUST COMPANY
AS SUCCESSOR TRUSTEE TO**

***MB FINANCIAL BANK, N.A., SUCCESSOR IN INTEREST TO FIRST NATIONAL BANK OF MORTON GROVE AS TRUSTEE UNDER TRUST AGREEMENT #97-104 DATED APRIL 11, 1997, AN ILLINOIS TRUST**

By: Margaret O'Donnell ASST. VICE PRESIDENT

**Authorized Signer for *MB FINANCIAL BANK, N.A.,
SUCCESSOR IN INTEREST TO FIRST NATIONAL BANK OF
MORTON GROVE AS TRUSTEE UNDER TRUST AGREEMENT
#97-104 Dated April 11, 1997, An Illinois Trust**



This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee and not undertaken by it solely in its capacity as Trustee and not personally, no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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MODIFICATION OF MORTGAGE (Continued)

Loan No: 100609124

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LENDER:

TBK BANK, SSB

x *Michael W Brown*
Authorized Signer

TRUST ACKNOWLEDGMENT

STATE OF Ill

COUNTY OF Cook

)
) SS
)

CHICAGO FIDELITY TRUST COMPANY
AS SUCCESSOR TRUSTEE TO

On this 7th day of February, 2022 before me, the undersigned Notary Public, personally appeared MARGARET O'DONNELL, ASST VICE PRESIDENT of MB FINANCIAL BANK, N.A., SUCCESSOR IN INTEREST TO FIRST NATIONAL BANK OF MORTON GROVE AS TRUSTEE UNDER TRUST AGREEMENT #97-104 Dated April 11, 1997, An Illinois Trust, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By *Seleene Sandoval*

Residing at 1108 Oak St, Ste 165
Oak Park Ill 60301

Notary Public In and for the State of Ill

My commission expires 6/3/23



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MODIFICATION OF MORTGAGE (Continued)

Loan No: 100609124

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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF KANE)

On this 8th day of February, 2022 before me, the undersigned Notary Public, personally appeared Michael W. Brown and known to me to be the Sr. Vice President, authorized agent for TBK Bank, SSB that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of TBK Bank, SSB, duly authorized by TBK Bank, SSB 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 TBK Bank, SSB.

By Anousone S. Eakin Residing at Elgin IL

Notary Public in and for the State of Illinois

My commission expires 8/28/2024

