

UNOFFICIAL COPY

Illinois Anti-Predatory Lending Database Program

Doc#: 2215917146 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/08/2022 03:22 PM Pg: 1 of 5

Certificate of Exemption



Report Mortgage Fraud
844-768-1713

The property identified as: **PIN: 06-35-306-083-1001**

Address:

Street: 142 S. Prospect Avenue

Street line 2: Unit A-D

City: Bartlett

State: IL

ZIP Code: 60103

Lender: Barrington Bank & Trust Company, N.A

Borrower: Gurish LLC

FIRST AMERICAN TITLE

FILE # 3084906m

Loan / Mortgage Amount: \$450,000.00

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: 5DED8A36-30F7-41E8-875F-2BC5FBC104AE

Execution date: 6/7/2022

FIRST AMERICAN TITLE
FILE # 303490000

UNOFFICIAL COPY

RECORDATION REQUESTED BY:

Barrington Bank & Trust
 Company, N.A.
 201 S. Hough Street
 Barrington, IL 60010

WHEN RECORDED MAIL TO:

Barrington Bank and 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
 Barrington Bank & Trust Company, N.A.
 201 S. Hough Street
 Barrington, IL 60010

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 7, 2022, is made and executed between Gurish LLC, an Illinois limited liability company, whose address is 951 N. Plum Grove Rd., Ste. H, Schaumburg, IL 60173 (referred to below as "Grantor") and Barrington Bank & Trust Company, N.A., whose address is 201 S. Hough Street, Barrington, IL 60010 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 17, 2020 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage and Assignment of Rents, recorded on September 23, 2020, as Document No. 2026733411 and Document No. 2026733412 in the Cook County Recorder's Office.

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

UNITS A, B, C AND D TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BARTLETT SQUARE NUMBER 6 CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 87341793 IN SOUTHWEST 1/4 OF SECTION 35, AND THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 142 S. Prospect Ave Units A - D, Bartlett, IL 60103. The Real Property tax identification number is 06-35-306-083-1001, 06-35-306-083-1002, 06-35-306-083-1003 and 06-35-306-083-1004.

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 June 7, 2022, as amended from time to time, in the original principal amount of \$450,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancing's of, consolidations of, and substitutions for the promissory

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

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 \$900,000.00.

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 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 JUNE 7, 2022.

GRANTOR:

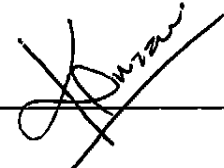
GURISH LLC

By: 
Trishul D. Vaghani, Member of Gurish LLC

By: 
Swapnil Patel, Member of Gurish LLC

LENDER:

BARRINGTON BANK & TRUST COMPANY, N.A.

X 
Authorized Signer

DeKalb County Clerk's Office

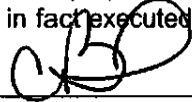
UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 14th day of June 2022 before me, the undersigned Notary Public, personally appeared **Trishul D. Vaghani, Member of Gurish LLC and Swapnil Patel, Member of Gurish LLC**, and known to me to be members or designated agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By  Residing at _____

Notary Public in and for the State of IL

My commission expires 7-1-23



PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 7th day of June, 2022 before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for **Barrington 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 **Barrington Bank & Trust Company, N.A.**, duly authorized by **Barrington 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 **Barrington Bank & Trust Company, N.A.**

By [Signature] Residing at _____

Notary Public in and for the State of IL

My commission expires 7-1-23

