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Doc#. 2219319103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2022 01:02 PM Pg: 1 of 6

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

FOR RECORDER'S USE ONLY

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

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated June 1, 2022, is made and executed between NLP and Associates LLC, an Illinois Limited Liability Company (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 May 10, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded 05-15-2017 as doc #1713547005.

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

See the exhibit or other description document which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 1041 Dickens Way, Schaumburg, IL 60193. The Real Property tax identification number is 07-27-302-017-0000.

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

The maturity date is extended to 06-01-2032

Effective 06-01-2022, the interest rate is modified to 3.50% through 05-31-2027. On 06-01-2027 the interest rate shall automatically adjust to the 5 Year U.S. Treasury Rate + 2.00%, subject to a 3.75% floor and 7.00% ceiling.

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

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MODIFICATION OF MORTGAGE (Continued)

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 1, 2022.

GRANTOR:

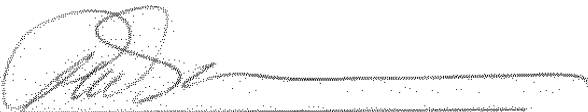
NLP AND ASSOCIATES LLC

By: 
Nimita Parekh, Sole Member of NLP and Associates LLC

By: 
Lalitkumar Parekh, Manager of NLP and Associates LLC

LENDER:

HERITAGE BANK OF SCHAUMBURG

X 
Authorized Signer

Property of Cook County Clerk's Office

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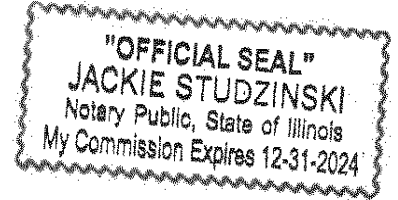
MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook)

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) SS
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On this 1st day of June, 2022 before me, the undersigned Notary Public, personally appeared Nimita Parekh, Sole Member of NLP and Associates 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 Jackie Studzinski Residing at Schaumburg

Notary Public in and for the State of Illinois

My commission expires 12-31-2024

PROPERTIES OF Cook County Clerk's Office

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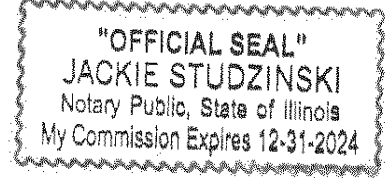
MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook)

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) SS
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On this 10th day of June, 2022 before me, the undersigned Notary Public, personally appeared Lalitkumar Parekh, Manager of NLP and Associates 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 Jackie Studzinski Residing at Schaumburg

Notary Public in and for the State of Illinois

My commission expires 12-31-2024

PROPOSED BY
 Cook County Clerk's Office

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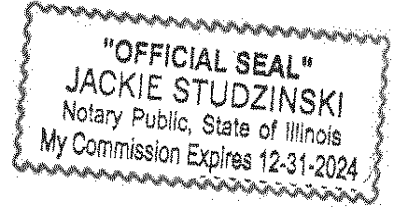
MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook)

)
) SS
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On this 10th day of June, 2022 before me, the undersigned Notary Public, personally appeared Paul Pisuta and known to me to be the V.P., 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 Jackie Studzinski Residing at Schaumburg

Notary Public in and for the State of Illinois

My commission expires 12-31-2024

Proposed
County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 18254 (EXCEPT THAT PART OF SAID LOT 18254 LYING SOUTH OF A LINE DRAWN AT 92 DEGREES TO THE EAST LINE OF SAID LOT, AT A POINT ON SAID EAST LINE, 195.43 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT), IN SECTION 3, WEATHERSFIELD UNIT 18, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST LINE OF SAID LOT 18254 AT A POINT 1031.37 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 18254; THENCE EAST 125.65 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED (FOR THE PURPOSES OF DESCRIBING THIS PARCEL WEST LINE OF SAID LOT 18254 IS TAKEN AS NORTH AND SOUTH); THENCE NORTH 51.82 FEET; THENCE EAST 41.60 FEET; THENCE SOUTH 49.99 FEET; THENCE EAST 3.00 FEET; THENCE SOUTH 1.83 FEET; THENCE WEST 46.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 9, 1978 AND RECORDED MARCH 31, 1978 AS DOCUMENT 24384493 AND AS CREATED BY DEED FROM FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 17, 1977 AND KNOWN AS TRUST NUMBER 74201807 TO FIRST ARLINGTON NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 14, 1978 AND KNOWN AS TRUST NUMBER A839 DATED JULY 14, 1978 AND RECORDED AUGUST 7, 1978 AS DOCUMENT NUMBER 24570199 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1041 DICKENS WAY, SCHAUMBURG, IL 60193

PERMANENT INDEX NUMBER: 07-27-302-017-0000