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Doc#: 2227808166 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2022 04:08 PM Pg: 1 of 4

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

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 23, 2022, is made and executed between 710 Remington, LLC, an Illinois limited liability company, whose address is 710 Remington Rd., 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 February 2, 2021 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on February 10, 2021 in the office of the Cook County Recorder, as Document No. 2104141066 and Assignment of Rents of even date recorded on February 10, 2021 in the office of the Cook County Recorder, as Document No. 2104141067.

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

Lot 9 in Woodfield Business Center Unit 4, being a Resubdivision of part of Lots 10 and 11 in Woodfield Business Center, a Subdivision of part of the Southwest 1/4 of Section 11, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, in accordance with the Plat of Resubdivision Thereof, recorded in the office of recorder of Deeds, Cook County, Illinois as document 25419007.

The Real Property or its address is commonly known as 710 Remington Rd., Schaumburg, IL 60173. The Real Property tax identification number is 07-11-301-011-0000.

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

The "Maximum Lien" section is hereby restated in its entirety to read as follows:

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 \$850,000.00.

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

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MODIFICATION OF MORTGAGE (Continued)

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 SEPTEMBER 23, 2022.

GRANTOR:

710 REMINGTON, LLC

By:


Jeffrey J. VanderGiessen, Manager of 710 Remington, LLC

LENDER:

BARRINGTON BANK & TRUST COMPANY, N.A.

x 
Authorized Signer

Andrew Merz



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MODIFICATION OF MORTGAGE (Continued)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF Cook)

On this 29th day of September, _____ before me, the undersigned Notary Public, personally appeared **Jeffrey J. VanderGiessen, Manager of 710 Remington, 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 Leo Trujillo Residing at IL

Notary Public in and for the State of IL

My commission expires 4/30/25



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
)
) SS
 COUNTY OF Cook)

On this 28th day of September, 2022 before me, the undersigned Notary Public, personally appeared Andrew Marz and known to me to be the Commercial Lender, 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 Christina M Turner Residing at 110 W Palatine Rd
Palatine IL 60067
 Notary Public in and for the State of IL

My commission expires 03/31/2024

Cook County Clerk's Office