

UNOFFICIAL COPY

RECORDATION REQUESTED BY:
Village Bank & Trust, N.A.
234 West Northwest Highway
Arlington Heights, IL 60004

Doc#: 2236310050 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/29/2022 02:05 PM Pg: 1 of 3

WHEN RECORDED MAIL TO:
Village Bank & Trust, N.A.
9801 W Higgins Suite 400
Rosemont, IL 60108

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Loan Operations, Loan Documentation Administrator
Village Bank & Trust
234 West Northwest Highway
Arlington Heights, IL 60004

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated May 19, 2022, is made and executed between Marc R. Welch, a married person (referred to below as "Grantor") and Village Bank & Trust, N.A., whose address is 234 West Northwest Highway, Arlington Heights, IL 60004 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated July 10, 2017 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 24, 2017 in the Cook County Recorder's Office as document no. 1720515025.

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

LOT 46 IN WINDHILL 1, A RESUBDIVISION OF PART OF LOTS 2 AND 5 IN SUBDIVISION OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1095 S. Windhill Dr., Palatine, IL 60067. The Real Property tax identification number is 02-28-111-015-0000.

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

The Maximum Lien amount shall be increased to \$300,000.00.

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

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MODIFICATION OF MORTGAGE

(Continued)

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 MAY 19, 2022.

GRANTOR:

x Marc R. Welch
Marc R. Welch

LENDER:

VILLAGE BANK & TRUST, N.A.

x [Signature]
Authorized Signer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL

COUNTY OF Cook

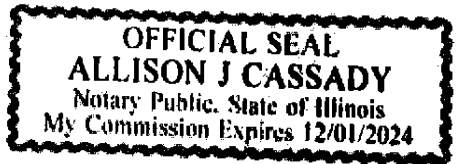
On this day before me, the undersigned Notary Public, personally appeared Marc R. Welch, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 19th day of May, 2022.

By Allison J. Cassady Residing at Arlington Heights

Notary Public in and for the State of IL

My commission expires 12/1/24



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MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF COOK)

On this 19th day of May, 2022 before me, the undersigned Notary Public, personally appeared Jane Dreben and known to me to be the Vice President, authorized agent for Village Bank & Trust, N.A. that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Village Bank & Trust, N.A., duly authorized by Village Bank & Trust, 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 Village Bank & Trust, N.A.

Allison J. Cassidy Residing at Arlington Hts
 Notary Public in and for the State of IL

My commission expires 12/1/24



COOK COUNTY Clerk's Office