

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Village Bank & Trust, N.A.  
9801 W Higgins Suite 400  
Rosemont, IL 60108



Doc# 2316415037 Fee \$57.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/13/2023 02:17 PM PG: 1 OF 4

**WHEN RECORDED MAIL TO:**

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

FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by:**

Loan Operations, Loan Documentation Administrator  
Village Bank & Trust, N.A.  
234 West Northwest Highway  
Arlington Heights, IL 60004

145-59

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated May 3, 2023, is made and executed between Jennifer L. Stearns, as Trustee of The Jennifer L. Stearns Revocable Trust dated July 27, 2012 (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 27, 2010 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded with the Cook County Recorder of Deeds on September 21, 2010 as Document Number 1026449028.

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

**Parcel 1:** Lot 1 in Block 4 In Arlington Countryside Unit 2, Being A Subdivision Of Part Of The South ½ Of The Southwest ¼ Of Section 21, Township 42 North, Range 11, East Of The Third Principal Meridian, Also:

**Parcel 2:** The North 230 Feet of the East 433 Feet Of The Southwest ¼ Of The Southwest ¼ Of Section 21, Township 42 North, Range 11, East Of The Third Principal Meridian (Excepting The West 101.50 Feet And Also Excepting The North 33 Feet Therefrom) All In Cook County, Illinois, Which Survey is Attached As Exhibit A To The Declaration Of Condominium Recorded As Document Number 26357751 And As Amended From Time To Time Together With Its Undivided Percentage Interest In The Common Elements, In Cook County, Illinois

The Real Property or its address is commonly known as 1845 East Rand Road, Unit 103, Arlington Heights, IL 60004. The Real Property tax identification number is 03-21-302-028-1087 (Unit 237); 03-21-302-028-1088 (Unit 238); 03-21-302-028-1089 (Unit 239); 03-21-302-028-1090 (Unit 240); 03-21-302-028-1091 (Unit 241); 03-21-302-028-1092 (Unit 242); 03-21-302-028-1093 (Unit 243); 03-21-302-028-1094 (Unit 244); 03-21-302-028-1095 (Unit 245); 03-21-302-028-1096 (Unit 246); 03-21-302-028-1097 (Unit 247); 03-21-302-028-1098 (Unit 248)

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## MODIFICATION OF MORTGAGE (Continued)

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

(1) The definition of the word **Grantor** is hereby modified in its entirety to read as follows:

**Grantor.** The word "Grantor" means the Jennifer L. Stearns Revocable Trust dated 7-27-2012. The Grantor is the mortgagor under this Mortgage.

(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 \$800,000.00.

(3) The definition of **Note** is hereby restated in its entirety to mean the following:

**Note.** The word "Note" means a Promissory Note dated May 3, 2023, as amended from time to time, in the original principal amount of \$400,000.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or credit agreement. **NOTICE TO GRANTOR: THE NOTE CONTAINS A VARIABLE INTEREST RATE.**

**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 MAY 3, 2023.**

**GRANTOR:**

X Jennifer L. Stearns

Jennifer L. Stearns, Trustee of The Jennifer L. Stearns Revocable Trust under the provisions of a Trust Agreement dated July 27, 2012

**LENDER:**

**VILLAGE BANK & TRUST, N.A.**

X Stephani Molster

Authorized Signer

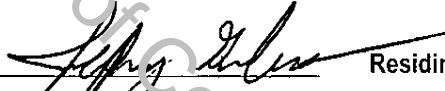
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## MODIFICATION OF MORTGAGE (Continued)

### TRUST ACKNOWLEDGMENT

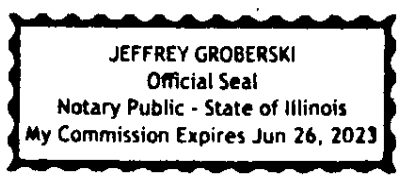
STATE OF IL )  
 ) SS  
 COUNTY OF Cook )

On this 3 day of May, 2023 before me, the undersigned Notary Public, personally appeared **Jennifer L. Stearns, Trustee of The Jennifer L. Stearns Revocable 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 JEFFREY GROBERSKI  Residing at 1845 E Rand Rd Arlington Heights

Notary Public in and for the State of IL

My commission expires Jun 26, 2023



Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF COOK ) SS  
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On this 3 day of May, 2023 before me, the undersigned Notary Public, personally appeared Stephanie Molster and known to me to be the JP, 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.**

By Fetije Beqteshi Residing at Arlington Heights

Notary Public in and for the State of IL

My commission expires 2/20/2025



Cook County Clerk's Office