

# UNOFFICIAL COPY

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

Doc#: 2400406019 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/04/2024 09:21 AM Pg: 1 of 4

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

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated November 24, 2023, is made and executed between Ridge Management LLC, Cicero (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 19, 2013 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

As Document Number 1321055232 recorded July 29, 2013 and Assignment of Rents dated July 19, 2023 recorded July 29, 2013 as Document Number 1321055231 in Cook County Recorder's Office of Illinois.

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

LOT 29 IN BLOCK 6 IN GROSS MILWAUKEE AVENUE ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3633 North Cicero Avenue, Chicago, IL 60641. The Real Property tax identification number is 13-22-121-009-0000.

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

1. **The Maximum Lien provision of said Mortgage shall be amended and restated 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 Mortgage, exceed \$421,386.04

2 **The definition of the Grantor shall be amended and restated as follows:**

The word "Grantor" means Ridge Management LLC, Cicero.

3. **The definition of the Note secured by said Mortgage shall be amended and restated as follows:**

**Note.** The word "Note" means Promissory Note dated November 24, 2023 in the original principal amount of \$210,693.02 from Borrower to Lender, together with all renewals of, extensions of, modifications of,

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## MODIFICATION OF MORTGAGE (Continued)

refinancings of, consolidations of, and substitution for the note.

**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 NOVEMBER 24, 2023.**

**GRANTOR:**

**RIDGE MANAGEMENT LLC, CICERO**

By: *Frank Borges*  
Frank Borges, Member of Ridge Management LLC, Cicero

**LENDER:**

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

X *Stephana Malster*  
Authorized Signer

Office of Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

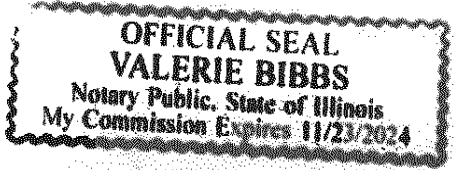
STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF Cook )

On this 29<sup>th</sup> day of November, 2023 before me, the undersigned Notary Public, personally appeared **Frank Borges, Member of Ridge Management LLC, Cicero**, 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 Valerie Bibbs Residing at Arlington Hts

Notary Public in and for the State of Illinois

My commission expires 11/23/2024



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## MODIFICATION OF MORTGAGE (Continued)

### LENDER ACKNOWLEDGMENT

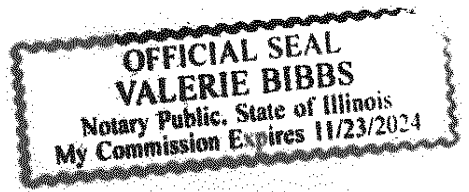
STATE OF Illinois )  
 ) SS  
 COUNTY OF Cook )

On this 29<sup>th</sup> day of November, 2023 before me, the undersigned Notary Public, personally appeared Stephane Wolke and known to me to be the VP, 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 Valerie Bibbs Residing at Arlington Hts

Notary Public in and for the State of Illinois

My commission expires 11/23/2024



Cook County Clerk's Office