

UNOFFICIAL COPY 0020059166

1244/0153 45 001 Page 1 of 4
2002-01-15 11:21:26
Cook County Recorder 27.00

RECORDATION REQUESTED BY:
OXFORD BANK & TRUST
Lake Street Branch
1100 WEST LAKE STREET
P.O. BOX 129
ADDISON, IL 60101



WHEN RECORDED MAIL TO:
OXFORD BANK & TRUST
Lake Street Branch
1100 WEST LAKE STREET
P.O. BOX 129
ADDISON, IL 60101

SEND TAX NOTICES TO:
Joe & Jan Construction
10905 ATTWOOD CT.
ORLAND PARK, IL 60467

FOR RECORDER'S USE ONLY

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JH

EP2792

This Modification of Mortgage prepared by:

STEVE FRANK, VICE PRESIDENT
OXFORD BANK & TRUST
1100 W. LAKE ST.
ADDISON, IL 60101

ORIGINAL

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated January 8, 2002, is made and executed between Joe & Jan Construction, whose address is 10905 ATTWOOD CT., ORLAND PARK, IL 60467; AN ILLINOIS PARTNERSHIP (referred to below as "Grantor") and OXFORD BANK & TRUST, whose address is 1100 WEST LAKE STREET, P.O. BOX 129, ADDISON, IL 60101 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated February 21, 2001 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED FEBRUARY 23, 2001 AS DOCUMENT NO. 0010144543 IN THE COOK COUNTY RECORDER'S OFFICE.

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

LOTS 24 TO 29 AND LOTS 31 TO 35 IN SUBDIVISION OF BLOCK 19 OF SUPERIOR COURT PARTITION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as LOTS 24, 25, 26, 27, 28, 29, 31, 32, 33, 34 AND 35 IN THE 4200 BLOCK OF SOUTH EMERALD STREET, CHICAGO, IL 60609. The Real Property tax identification number is 20-04-124-003, 20-04-124-004, 20-04-124-007, 20-04-124-009, 20-04-124-010, 20-04-124-011, 20-04-124-035, 20-04-124-036

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

INCREASE IN TOTAL LOAN OF \$85,000 TO \$1,861,500.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain

BOX 333-CTE

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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 7544000-5

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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 JANUARY 8, 2002.

GRANTOR:

JOE & JAN CONSTRUCTION

By: [Signature]
Jozef Skiba, General Partner of Joe & Jan Construction

By: [Signature]
Jan Ptaszek, General Partner of Joe & Jan Construction

LENDER:

x [Signature]
Authorized Signer

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MODIFICATION OF MORTGAGE

(Continued)

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PARTNERSHIP ACKNOWLEDGMENT

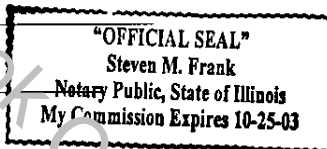
STATE OF IL)
) SS
 COUNTY OF DuPage)

On this 8th day of January, 2002 before me, the undersigned Notary Public, personally appeared **Jozef Skiba; Jan Ptaszek of Joe & Jan Construction**, and known to me to be partners or designated agents of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By St. M. Frank Residing at _____

Notary Public in and for the State of _____

My commission expires _____



LENDER ACKNOWLEDGMENT

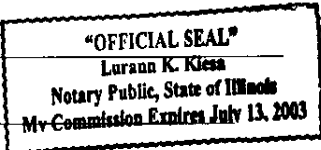
STATE OF Illinois)
) SS
 COUNTY OF DuPage)

On this 8th day of January, 2002 before me, the undersigned Notary Public, personally appeared Steven M. Frank and known to me to be the Vice Pres., authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender 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 that the seal affixed is the corporate seal of said Lender.

By Lurann K. Kiesa Residing at _____

Notary Public in and for the State of _____

My commission expires _____



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MODIFICATION OF MORTGAGE

(Continued)

Loan No: 7544000-5

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Property of Cook County Clerk's Office

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COOK COUNTY CLERK'S OFFICE
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