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5/27/03 17:55:00 Page 1 of 4
2003-03-04 10:55:04
Cook County Recorder 30.00

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

FOR RECORDER'S USE ONLY

ORIGINAL

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This Modification of Mortgage prepared by:

MICHAEL A. PAWLAK, SENIOR VICE PRESIDENT
OXFORD BANK & TRUST
1100 WEST LAKE STREET, P.O. BOX 129
ADDISON, IL 60101

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 21, 2003, is made and executed between 1712 NORTH AVENUE, INC., AN ILLINOIS CORPORATION, whose address is 1712 W. NORTH AVE., CHICAGO, IL 60622 (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 August 21, 2001 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

A MORTGAGE AND ASSIGNMENT OF RENTS DATED AUGUST 21, 2001 AND RECORDED OCTOBER 02, 2001 AS DOCUMENT NO. 0010914542 AND 0010914543 WITH THE COOK COUNTY RECORDER.

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

LOT 82 IN FITCH'S RESUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1712 W. NORTH AVE., CHICAGO, IL 60622. The Real Property tax identification number is 14-31-429-031-0000

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

THE MATURITY DATE OF THE NOTE AND MORTGAGE IS HEREBY EXTENDED TO DECEMBER 12, 2003. ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.

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MODIFICATION OF MORTGAGE

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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 FEBRUARY 21, 2003.

GRANTOR:

1712 NORTH AVENUE, INC.

By: *Edward Neri*

EDWARD NERI, President of 1712 NORTH AVENUE, INC.

By: *Jeffrey C. Willis*

JEFFREY C. WILLIS, Secretary of 1712 NORTH AVENUE, INC.

LENDER:

x *Michael A Paulak*

Authorized Signer

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MODIFICATION OF MORTGAGE

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CORPORATE ACKNOWLEDGMENT

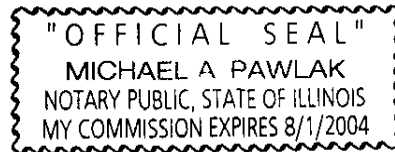
STATE OF Illinois)
) SS
COUNTY OF Cook)

On this 21st day of February, 2003 before me, the undersigned Notary Public, personally appeared **EDWARD NERI, President; JEFFREY C. WILLIS, Secretary of 1712 NORTH AVENUE, INC.**, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Michael A Pawlak Residing at _____

Notary Public in and for the State of _____

My commission expires _____



Cook County Clerk's Office

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

On this 21st day of February, 2003 before me, the undersigned Notary Public, personally appeared Michael Pawlak SVP and known to me to be the Oxford Bank & Trust, 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 Chumann K. Kiese Residing at _____

Notary Public in and for the State of _____

My commission expires _____



County Clerk's Office

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