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RECORDATION REQUESTED BY:

OXFORD BANK & TRUST
Corporate Office
1111 W. 22nd Street, Suite
800
Oak Brook, IL 60523



Doc#: 0606043253 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2008 09:21 AM Pg: 1 of 5

WHEN RECORDED MAIL TO:

OXFORD BANK & TRUST
Corporate Office
1111 W. 22nd Street, Suite
800
Oak Brook, IL 60523

SEND TAX NOTICES TO:

OXFORD BANK & TRUST NO.
750 DATED OCTOBER 20,
1999
1100 WEST LAKE STREET
ADDISON, IL 60101

FOR RECORDER'S USE ONLY

H25065971

This Modification of Mortgage prepared by:
MICHAEL A. PAWLAK, SENIOR VICE PRESIDENT
OXFORD BANK & TRUST
1111 W. 22nd Street, Suite 800
Oak Brook, IL 60523

ORIGINAL

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 2, 2006, is made and executed between OXFORD BANK & TRUST, not personally but as Trustee on behalf of OXFORD BANK & TRUST NO. 750 DATED OCTOBER 20, 1999, whose address is 1100 WEST LAKE STREET, ADDISON, IL 60101 (referred to below as "Grantor") and OXFORD BANK & TRUST, whose address is 1111 W. 22nd Street, Suite 800, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated August 12, 2004 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

RECORDED ON AUGUST 17, 2004 BY THE COOK COUNTY AND KNOWN AS RECORDING #0423001253 AND MODIFIED ON NOVEMBER 12, 2004 TO INCREASE THE PRINCIPAL BALANCE OF THE PROMISSORY NOTE & MORTGAGE FROM \$250,000 TO \$300,000 AND THE LOAN MATURITY DATE IS HEREBY CHANGED TO AN "ON DEMAND BASIS" AND KNOWN AS RECORDING #0434914233.

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

See EXHIBIT "A", which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 3842 AND 3844-50 N. ASHLAND AVE., CHICAGO, IL 60657. The Real Property tax identification number is 14-19-216-024, 14-19-216-022 and 14-19-216-023.

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

INCREASE THE PRINCIPAL BALANCE OF THE PROMISSORY NOTE & MORTGAGE FROM \$300,000 TO

BOX 334 CTI

5LC

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE****(Continued)**

Loan No: 8343530-5

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\$500,000. ALL OTHER TERMS AND CONDITIONS SHALL REMAIN THE SAME.

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 2, 2006.

GRANTOR:**OXFORD BANK & TRUST NO. 750 DATED OCTOBER 20, 1999**

OXFORD BANK & TRUST, not personally but as Trustee under that certain trust agreement dated 10-20-1999 and known as OXFORD BANK & TRUST NO. 750 DATED OCTOBER 20, 1999.

By: *Irene S. Nowicki*
IRENE S. NOWICKI, Vice President of OXFORD BANK & TRUST

LENDER:**OXFORD BANK & TRUST**

x *Michael A Paulak*
Authorized Signer SUP

This instrument is executed by OXFORD BANK & TRUST not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by OXFORD BANK & TRUST are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against OXFORD BANK & TRUST by reason of any of the covenants, statements, representations or warranties contained in this instrument.

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MODIFICATION OF MORTGAGE

Loan No: 8343530-5

(Continued)

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TRUST ACKNOWLEDGMENT

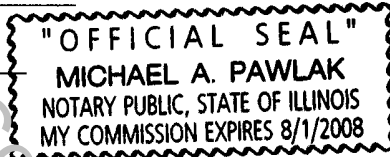
STATE OF Illinois)
)
 COUNTY OF Cook) SS
)

On this 2nd day of February, 2006 before me, the undersigned Notary Public, personally appeared **IRENE S. NOWICKI, Vice President of OXFORD BANK & 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 Michael A Pawlak Residing at _____

Notary Public in and for the State of _____

My commission expires 8-1-08



LENDER ACKNOWLEDGMENT

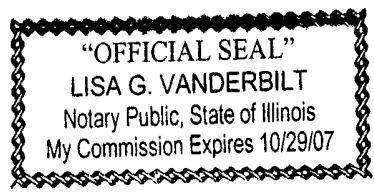
STATE OF ILLINOIS)
)
 COUNTY OF DuPage) SS
)

On this 2nd day of February, 2006 before me, the undersigned Notary Public, personally appeared Michael A. Pawlak and known to me to be the SUP 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 Lisa G. Vanderbilt Residing at _____

Notary Public in and for the State of Illinois

My commission expires 10/29/07



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MODIFICATION OF MORTGAGE

(Continued)

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Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"**

LOT 7 (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 19) IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 18 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST 1/4 OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEROF), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3842, North Ashland Avenue, Chicago, IL 60657

PIN: 14-19-216-024-000

AND

LOTS 3, 4 AND 5 (EXCEPT THAT PART OF SAID LOTS LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 18 OF THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3844-50 North Ashland Avenue, Chicago, IL 60657

PIN: 14-19-216-022-0000;

AND

LOT 6 (EXCEPT THAT PART THEREOF TAKEN BY THE CITY FOR WIDENING ASHLAND AVENUE) IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 18 OF THE SUBDIVISION OF OGDEN AND OTHERS IN SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND THE EAST ½ OF THE SOUTHEAST ¼ THEREOF) IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3844-50 North Ashland Avenue, Chicago, IL 60657

PIN: 14-19-216-023-0000