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Doc#: 0817233176 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2008 02:24 PM Pg: 1 of 4

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

WHEN RECORDED MAIL TO:
OXFORD BANK & TRUST
Corporate Office
1111 W. 22nd Street, Suite
800
Oak Brook, IL 60523

SEND TAX NOTICES TO:
460 BERKELEY
DEVELOPMENT COMPANY,
LLC
24 W. CHICAGO AVENUE, #B
HINSDALE, IL 60521

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:
Thomas E. Staib, Vice President
OXFORD BANK & TRUST
1111 W. 22nd Street, Suite 800
Oak Brook, IL 60523

ORIGINAL

MODIFICATION OF MORTGAGE

34C

THIS MODIFICATION OF MORTGAGE dated April 1, 2008, is made and executed between 460 BERKELEY DEVELOPMENT COMPANY, LLC, whose address is 24 W. CHICAGO AVENUE, #B, HINSDALE, IL 60521; an Illinois Limited Liability Company (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 April 12, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

AS RECORDED ON 4-25-2007 AS DOCUMENT # 0711533006, AND A MODIFICATION OF MORTGAGE DATED AUGUST 20, 2007 AND RECORDED ON 9-25-2007 AS DOCUMENT # 0726802207.

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

LOT 26 IN BLOCK 2 IN WINNETKA MANOR, BEING A SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 90 ACRES OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 460 Berkeley Avenue, Winnetka, IL 60093. The Real Property tax identification number is 05-20-111-025-0000.

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

THE MATURITY DATE IS HEREBY EXTENDED FROM APRIL 1, 2008 TO APRIL 1, 2009. THE INTEREST RATE IS HEREBY DECREASED FROM PRIME PLUS .25, FLOATING TO PRIME MINUS .25, FLOATING. ~~ADDITIONAL COLLATERAL OF A JUNIOR MORTGAGE ON 306 W. MAPLE, HINSDALE, IL IS HEREBY~~

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MODIFICATION OF MORTGAGE

Loan No: 7549009-3

(Continued)

Page 2

~~ADDED TO THIS LOAN. ALL OTHER TERMS AND CONDITIONS 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 APRIL 1, 2008.

GRANTOR:

460 BERKELEY DEVELOPMENT COMPANY, LLC

By:

George Adamczyk, Manager of 460 BERKELEY DEVELOPMENT COMPANY, LLC

LENDER:

OXFORD BANK & TRUST

X

Authorized Signer

Property of Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

Loan No: 7549009-3

(Continued)

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

On this 15 day of APRIL, 2008 before me, the undersigned Notary Public, personally appeared **George Adamczyk, Manager of 460 BERKELEY DEVELOPMENT COMPANY, LLC**, 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 Diane B Shevchuk Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 6-19-11



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

Loan No: 7549009-3

(Continued)

Page 4

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE) SS
)

On this 15th day of APRIL, 2008 before me, the undersigned Notary Public, personally appeared THOMAS E STAIB and known to me to be the VP, authorized agent for **OXFORD BANK & TRUST** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **OXFORD BANK & TRUST**, duly authorized by **OXFORD BANK & TRUST** 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 **OXFORD BANK & TRUST**.

By Diane B Shevchuk Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 6-19-11



Cook County Clerk's Office