

# UNOFFICIAL COPY

**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:**

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



**Doc#:** 1122108007 **Fee:** \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/09/2011 02:13 PM Pg: 1 of 4

**Doc#:** **Fee:** \$2.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/09/2011 02:14 PM Pg: 0

H25260046

**This Modification of Mortgage prepared by:**

Rebecca Lynd, Document Processor - 7547913-3 - SMF  
**OXFORD BANK & TRUST**  
1111 W. 22nd Street, Suite 800  
Oak Brook, IL 60523

ORIGINAL

4  
1/25/11

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated June 1, 2011, is made and executed between Oxford Bank & Trust, not personally but as Trustee on behalf of Oxford Bank And Trust, as Trustee, U/T/A dated March 18, 2004 And Known As Trust No. 1178, whose address is 1111 W. 22ND Street, Suite 800, Oak Brook, IL 60523 (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 20, 2004 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Mortgage recorded on May 19, 2004 by the Cook County Recorder and Known as Recording #0414005125. A Modification recorded on May 25, 2006 by the Cook County Recorder known as document #0614549147.

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

LOT 8 IN BLOCK 4 IN BELMONT GARDENS, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913 AS DOCUMENT 5209764, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2906 N. Pulaski, Chicago, IL 60641. The Real Property tax identification number is 13-27-223-034-0000.

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

**UNOFFICIAL COPY****MODIFICATION OF MORTGAGE**

Loan No: 7547913-3

(Continued)

Page 2

Extend the maturity date of the Promissory Note & Mortgage from June 1, 2011 to June 1, 2012. Decrease the fixed interest rate from 7.00% to 6.70%. The loan will now be re-amortized over 25 years. Principal and interest payments in the amount of \$1,816.00 will be due on the 1st of each month beginning on July 1, 2011 and will continue until paid in full or maturity on June 1, 2012. At this time Oxford Bank & Trust is adding the commercial guaranties of Fenix Lounge Ltd. and Blue Ocean Banquets, Inc.. A real estate tax escrow will also be added at this time. All other terms and conditions will 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 JUNE 1, 2011.**

GRANTOR:

OXFORD BANK AND TRUST, AS TRUSTEE, U/T/A DATED MARCH 18, 2004 AND KNOWN AS TRUST NO. 1178

OXFORD BANK & TRUST, not personally but as Trustee under that certain trust agreement dated 03-18-2004 and known as Oxford Bank and Trust, as Trustee, U/T/A dated March 18, 2004 and known as Trust No. 1178.

By: Irene S. Nowicki  
Irene Nowicki, Vice President of Oxford Bank & Trust

LENDER:

OXFORD BANK &amp; TRUST

X [Signature]  
Authorized Signer

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.

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE

Loan No: 7547913-3

(Continued)

Page 3

### TRUST ACKNOWLEDGMENT

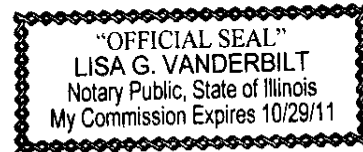
STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF DuPage )

On this 18<sup>th</sup> day of June, 2011 before me, the undersigned Notary Public, personally appeared **Irene Nowicki, Vice President of Oxford Bank & Trust, Trustee of Oxford Bank and Trust, as Trustee, U/T/A dated March 18, 2004 and known as Trust No. 1178**, 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 Lisa G. Vanderbilt Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 10/29/11



DuPage County Clerk's Office

# UNOFFICIAL COPY

## MODIFICATION OF MORTGAGE (Continued)

Loan No: 7547913-3

Page 4

### LENDER ACKNOWLEDGMENT

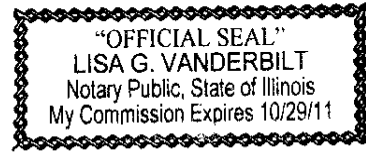
STATE OF Illinois )  
 ) SS  
 COUNTY OF DuPage )

On this 1st day of June, 2011 before me, the undersigned Notary Public, personally appeared Steve Frank and known to me to be the Vice President, 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 Lisa G. Vanderbilt Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 10/29/11



Cook County Clerk's Office