

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

Doc#: 1125708522 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/14/2011 03:07 PM Pg: 1 of 4

SEND TAX NOTICES TO:

GROUP ONE PROPERTIES LLC
2436 PINECREST LANE
WESTCHESTER, IL 60154

FOR RECORDER'S USE ONLY

H 25263015

ORIGINAL

4

This Modification of Mortgage prepared by:

Michelle S. Kras, Operations Officer # 7548924-4 DT
OXFORD BANK & TRUST
1111 W. 22nd Street, Suite 800
Oak Brook, IL 60523

CTIC-HE

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 1, 2011, is made and executed between GROUP ONE PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, whose address is 2436 PINECREST LANE, WESTCHESTER, IL 60154 (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 30, 2006 (the "Mortgage") which has been recorded in COOK County, State of Illinois, as follows:

Recorded on September 6, 2006 by the Cook County Recorder of deeds and known as recording number 0624953091.

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

LOT 60 (EXCEPT THE EAST 10.0 FEET THEREOF) AND LOT 61 IN WELSH'S RESUBDIVISION OF BELLWOOD, OF LOTS 45 TO 52 AND LOTS 104 TO 115, IN BELLWOOD, A SUBDIVISION OF PARTS OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3506 WARREN AVENUE, BELLWOOD, IL 60104. The Real Property tax identification number is 15-09-321-121-0000.

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

Extend the maturity date of the Promissory Note & Mortgage from September 1, 2011 to November 1, 2011. All other terms and conditions shall remain the same.

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

CHARGE CTIC-DUPAGE

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 7548924-4

(Continued)

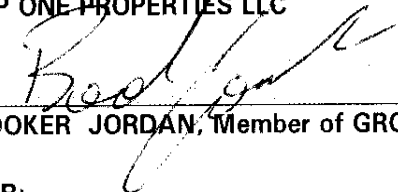
Page 2

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 SEPTEMBER 1, 2011.


GRANTOR:

GROUP ONE PROPERTIES LLC

By: 
BOOKER JORDAN, Member of GROUP ONE PROPERTIES LLC

LENDER:

OXFORD BANK & TRUST

X 
 Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 7548924-4

(Continued)

Page 3

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)

) SS

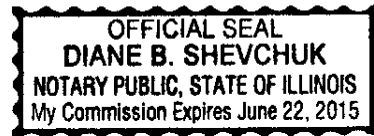
COUNTY OF DuPage)

On this 30th day of August, 2011 before me, the undersigned Notary Public, personally appeared **BOOKER JORDAN**, Member of **GROUP ONE PROPERTIES 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 6-22-15



Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 7548924-4

(Continued)

Page 4

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
) SS
 COUNTY OF DECATUR)

On this 20th day of August, 2011 before me, the undersigned Notary Public, personally appeared Dennis M. TURANSKI 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 Diane B. Shevchuk Residing at _____

Notary Public in and for the State of ILLINOIS

My commission expires 6-22-15



CLERK'S OFFICE OF COOK COUNTY