

# 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#: 1126208435 Fee: \$42.00  
Eugene "Gene" Mooie RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2011 03:27 PM Pg: 1 of 4

**SEND TAX NOTICES TO:**

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

**FOR RECORDER'S USE ONLY**

This Modification of Mortgage prepared by:

*H25264253*  
Rebecca Lynd, Document Processor - 8344890-3 - PJK  
**OXFORD BANK & TRUST**  
1111 W. 22nd Street, Suite 800  
Oak Brook, IL 60523

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## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 29, 2011, is made and executed between JDJ Partnership, whose address is 2540 S. 27th Avenue, Broadview, IL 60153 (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 September 28, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded by the Cook County Recorder on October 20, 2006 as Document Number 0629346131.

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

PARCEL 1: THE NORTH 130 FEET OF THE SOUTH 436.0 FEET OF THE EAST 280 FEET OF THE WEST 300 FEET OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE INDIANA HARBOR BELT RAILROAD COMPANY IN COOK COUNTY, ILLINOIS. PARCEL 2: THE WEST 20 FEET OF THE NORTH 130 FEET OF THE SOUTH 436 FEET OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE INDIANA HARBOR BELT RAILROAD COMPANY IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 2540 S. 27th Avenue, Broadview, IL ~~60153~~<sup>6055</sup>. The Real Property tax identification number is 15-21-202-059-0000 & 15-21-202-064-0000.

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## MODIFICATION OF MORTGAGE

Loan No: 8344890-3

(Continued)

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


**Decrease the Principal Balance of the Promissory Note & Mortgage from \$581,000.00 to \$381,000.00. 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 AUGUST 29, 2011.**

**GRANTOR:**

**JDJ PARTNERSHIP**

By:   
David A. Ashley, General Partner of JDJ Partnership

By:   
Jennifer Ashley, General Partner of JDJ Partnership

**LENDER:**

**OXFORD BANK & TRUST**

x   
Authorized Signer

Cook County Clerk's Office

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## MODIFICATION OF MORTGAGE

Loan No: 8344890-3

(Continued)

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### PARTNERSHIP ACKNOWLEDGMENT

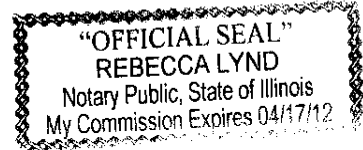
STATE OF Illinois

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COUNTY OF DeKalb

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On this 20<sup>th</sup> day of August, 2011 before me, the undersigned Notary Public, personally appeared **David A. Ashley, General Partner of JDJ Partnership** and **Jennifer Ashley, General Partner of JDJ Partnership**, and known to me to be partners or designated agents of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, 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 partnership.

By *[Signature]* Residing at \_\_\_\_\_

Notary Public in and for the State of IL

My commission expires \_\_\_\_\_

OFFICE OF COOK COUNTY CLERK'S OFFICE

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## MODIFICATION OF MORTGAGE

(Continued)

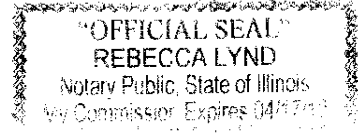
Loan No: 8344890-3

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### LENDER ACKNOWLEDGMENT

STATE OF Illinois

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COUNTY OF DuPage

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On this 29th day of August, 2011 before me, the undersigned Notary Public, personally appeared Per Kapte 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 Rebecca Lynd Residing at \_\_\_\_\_

Notary Public in and for the State of IL

My commission expires \_\_\_\_\_

Clerk's Office