

# UNOFFICIAL COPY

Doc# 1329057517 fee: \$54.00  
Date: 10/17/2013 11:39 AM Pg: 1 of 4  
Cook County Recorder of Deeds  
\*RHSP:\$9.00 RPRF:\$1.00 FEES Applied

**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:**

Group One Properties LLC  
2436 Pinecrest Lane  
Westchester, IL 60154

FOR RECORDER'S USE ONLY

H25329395

ORIGINAL

**This Modification of Mortgage prepared by:**

Joyce B. Whaley #7548924-4 (DMT), Senior Loan Processor  
Oxford Bank & Trust  
1111 W. 22nd Street, Suite 800  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated October 2, 2013, 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 as modified from time to time.

**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:

The interest rate is being changed from a fixed rate of 6.70% to a fixed rate of 5.00%. The amortization schedule will be reset to 25 years at this time. New principal and interest payments in the amount of \$1,709.00 will be due on the 1st of each month beginning on November 1, 2013 and will continue until paid in full or loan maturity. The prepayment penalty will be 3%, 2%, 1% if the loan is refinanced with

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## MODIFICATION OF MORTGAGE

(Continued)

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another financial institution. All other terms and conditions shall remain the same.

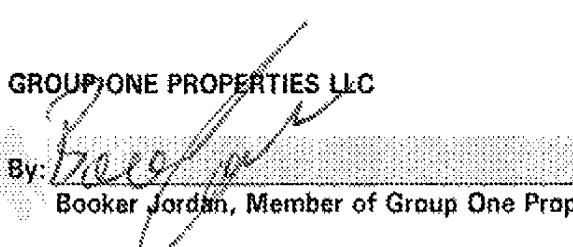
**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's 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.

**WAIVER OF RIGHT OF REDEMPTION.** NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-1601 (b) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON GRANTOR'S BEHALF AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

**GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 2, 2013.**

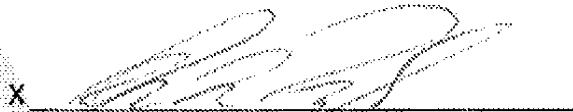
**GRANTOR:**

**GROUP ONE PROPERTIES LLC**

By:   
Booker Jordan, Member of Group One Properties LLC

**LENDER:**

**OXFORD BANK & TRUST**

X   
Authorized Signer

County Clerk's Office

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## MODIFICATION OF MORTGAGE

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### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

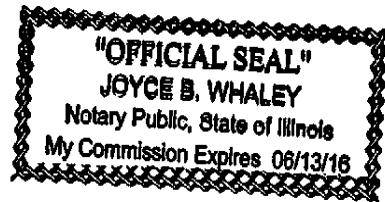
STATE OF Illinois )  
 )  
 COUNTY OF DuPage ) SS  
 )

On this 2nd day of October, 2013 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 Joyce B. Whaley Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 6/13/2016



County Clerk's Office

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## MODIFICATION OF MORTGAGE (Continued)

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### LENDER ACKNOWLEDGMENT

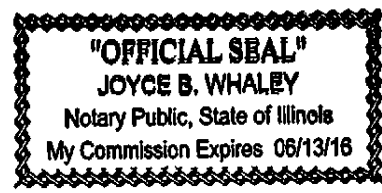
STATE OF Illinois )  
 )  
 ) SS  
 COUNTY OF DePue )

On this 2nd day of OCTOBER, 2013 before me, the undersigned Notary Public, personally appeared Dean Tutunji 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 Joyce B. Whaley Residing at \_\_\_\_\_

Notary Public in and for the State of Illinois

My commission expires 6/13/2016



County Clerk's Office