

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:

6850 West Belmont, LLC
6850 W. Belmont
Chicago, IL 60634

FOR RECORDER'S USE ONLY

H25329384

This Modification of Mortgage prepared by:

Joyce B. Whaley #7551139-3 (SMF), Senior Loan Proessor
Oxford Bank & Trust
1111 W. 22nd Street, Suite 800
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 1, 2013, is made and executed between 6850 West Belmont, LLC, an Illinois Limited Liability company, whose address is 6850 W. Belmont, Chicago, IL 60634 (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 July 8, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded July 17, 2008 in the Cook County Recorded of Deeds as document number 0319933048.

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

See EXHIBIT A., which is attached to this Modification and made a part of this Modification as if fully set forth herein.

The Real Property or its address is commonly known as 6850 W. Belmont, Chicago, IL 60634. The Real Property tax identification number is 13-19-333-083-0000.

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

Extend the maturity date of the promissory note and mortgage from August 1, 2013 to August 1, 2018. The principal balance will increase from \$180,452.54 to \$181,858.04. The interest rate is being changed from a fixed rate of 6.00% to 4.80% fixed. The new principal and interest payments in the amount of \$1,188.00 will begin with the September 1, 2013 payment and will continue until paid in full or loan maturity. At this time the Lender is adding a Blanket UCC filing lien on all the business assets of 3220 North Newcastle, LLC and Avenue, Food Mart, Inc.. All this time the Lender is adding a prepayment penalty of 3%, 2%, 1%, 1%, 1%. All other terms and conditions remain the same.

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE
(Continued)**

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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 1, 2013.

GRANTOR:

6850 WEST BELMONT, LLC

By Marian Szymanski
Marian Szymanski, Manager of 6850 West Belmont, LLC

LENDER:

OXFORD BANK & TRUST

X [Signature]
Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 7551139-3

(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF DePage

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) SS
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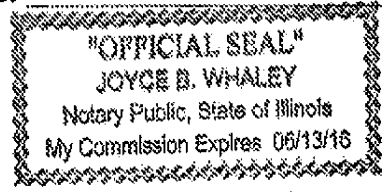
On this 1st day of August, 2013 before me, the undersigned Notary Public, personally appeared Marian Szymanski, Manager of 6850 West Belmont, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification 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



COOK County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

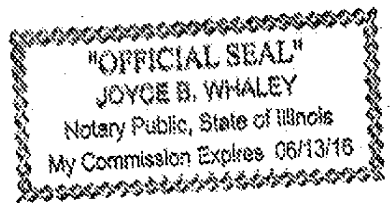
STATE OF Illinois)
)
) SS
 COUNTY OF DuPage)

On this 1st day of August, 2013 before me, the undersigned Notary Public, personally appeared Shaw 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 Joyce B. Whaley Residing at _____

Notary Public in and for the State of Illinois

My commission expires 6/13/2016



DuPage County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"**

PIN: 13-19-333-083-0000

ADDRESS: 6850 West Belmont, Chicago, Illinois

THE WEST PORTION MEASURED 170.74 FEET ALONG THE NORTH LINE, AND 168.92 FEET ALONG THE SOUTH LINE THEREOF, OF A TRACT OF LAND CONSISTING OF THE FOLLOWING LOTS AND VACATED ALLEYS:

THE SOUTH 9 FEET OF LOT 17, AND ALL OF LOTS 18, 19, 20, 21, 22, 23 AND 24 IN BOUGHMAN'S SUBDIVISION OF LOT 1 IN BLOCK 2 IN WELDON J. COBB'S SUBDIVISION OF THE WEST 330 FEET OF THE EAST 660 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THE NORTH AND SOUTH 14 FOOT (NOW VACATED) ALLEY LYING WEST OF AND ADJOINING THE SOUTH 9 FEET OF LOT 17, AND ALL OF LOTS 18 TO 24 INCLUSIVE, IN SAID BOUGHMAN'S SUBDIVISION AFORESAID; ALSO LOT 1 (EXCEPT THE NORTH 16 FEET THEREOF DEDICATED FOR ALLEY) LOTS 2, 3, 4, 5, 6 AND 7 IN JOHN E. OLSON'S SUBDIVISION OF LOTS 25 TO 32 BOTH INCLUSIVE, IN BLOCK 2 IN WELDON J. COBB'S SUBDIVISION OF THE WEST 330 FEET OF THE EAST 660 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE EAST AND WEST 16 FOOT PUBLIC ALLEY (NOW VACATED) LYING SOUTH OF AND ADJOINING LOT 2 AND NORTH OF AND ADJOINING LOTS 3 TO 7 BOTH INCLUSIVE, IN JOHN E. OLSON'S SUBDIVISION OF LOTS 25 TO 32 IN BLOCK 2 IN WELDON J. COBB'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

THE SOUTH 9 FEET OF LOT 17, AND ALL OF LOTS 18, 19, 20, 21, 22, 23 AND 24 IN BOUGHMAN'S SUBDIVISION LOT 1 IN BLOCK 2 IN WELDON J. COBB'S SUBDIVISION OF THE WEST 330 FEET OF THE EAST 660 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THE NORTH AND SOUTH 14 FOOT (NOW VACATED) ALLEY LYING WEST OF AND ADJOINING THE SOUTH 9 FEET OF LOT 17, AND ALL OF LOTS 18 TO 24 INCLUSIVE, IN SAID BOUGHMAN'S SUBDIVISION AFORESAID; ALSO LOT 1 (EXCEPT THE NORTH 16 FEET THEREOF DEDICATED FOR ALLEY) LOTS 2, 3, 4, 5, 6 AND 7 IN JOHN E. OLSON'S SUBDIVISION OF LOTS 25 TO 32 BOTH INCLUSIVE, IN BLOCK 2 IN WELDON J. COBB'S SUBDIVISION OF THE WEST 330 FEET OF THE EAST 660 FEET OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THE EAST AND WEST 16 FOOT PUBLIC ALLEY (NOW VACATED) LYING SOUTH OF AND ADJOINING LOT 2 AND NORTH OF AND ADJOINING LOTS 3 TO 7 BOTH INCLUSIVE, IN JOHN E. OLSON'S SUBDIVISION OF LOTS 25 TO 32 IN BLOCK 2 IN WELDON J. COBB'S SUBDIVISION AFORESAID (EXCEPTING THAT PART THEREOF

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LYING EAST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE THEREOF
DISTANT 170.74 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT
ON THE SOUTH LINE OF SAID TRACT DISTANT 168.92 FEET EAST OF THE
SOUTHWEST CORNER THEREOF), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office