

WHEN RECORDED MAIL TO:
Inland Bank and Trust
2805 Butterfield Road, Suite
200
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

H25330432

This Modification of Mortgage prepared by:
Inland Bank and Trust
2805 Butterfield Road Suite 200
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated November 16, 2013, is made and executed between Mat Petroleum, Inc. an Illinois corporation, whose address is 434 Springsouth Road, Schaumburg, IL 60193 (referred to below as "Grantor") and Inland Bank and Trust, whose address is 2805 Butterfield Road, Suite 200, Oak Brook, IL 60523 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated November 16, 2006 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on November 22, 2006 as Document #0632611041 in the Cook County Recorder's Office.

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

LOT 21 IN KUEMPEL MILLER SUBDIVISION, BEING A SUBDIVISION OF OUTLOT A IN THE HOME AND COMMUNITY PLANNING ASSOCIATION CONVENTURE ADDITION TO VILLAGE OF NILES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 EXCEPTING THE EAST 10 ACRES, ALSO THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 8120 Oakton Street, Niles, IL 60714. The Real Property tax identification number is 09-23-402-083-0000.

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

This Modification of Mortgage reflects the following:

(1) The definition of the "Note" as described in the "Mortgage" is hereby amended by the following:

NOTE. The word "Note" means the promissory note dated November 16, 2013, in the original principal amount of \$867,430.19, from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

The maturity date referenced in the above mentioned mortgage is hereby eliminated.

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 endorser 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 NOVEMBER 16, 2013.

GRANTOR:

MAT PETROLEUM, INC.

By: 
Masood Akram, President of Mat Petroleum, Inc.

LENDER:

INLAND BANK AND TRUST

x 
Authorized Signer

Property of Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

CORPORATE ACKNOWLEDGMENT

STATE OF Ill)
)
 COUNTY OF Cook) SS
)



On this 19th day of December, 2013 before me, the undersigned Notary Public, personally appeared Masood Akram, President of Mat Petroleum, Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By L.N. Windmorn Residing at 6111 N Dempster

Notary Public in and for the State of Ill

My commission expires 3/26/2017

Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE (Continued)

LENDER ACKNOWLEDGMENT

STATE OF Ill)
)
 COUNTY OF Cook) SS
)



On this 19th day of December, 2013 before me, the undersigned Notary Public, personally appeared Masood Akram and known to me to be the _____, authorized agent for Inland Bank and Trust that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Inland Bank and Trust, duly authorized by Inland Bank and 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 Inland Bank and Trust.

By L N Windmon Residing at 6111 W. Dempster

Notary Public in and for the State of Ill

My commission expires 3/26/17

Cook County Clerk's Office