

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:

Oxford Bank & Trust
Corporate Office
1111 W. 22nd Street, Suite
800
Oak Brook, IL 60523

FOR RECORDER'S USE ONLY

A237087

This Modification of Mortgage prepared by:

Michelle Kras, Operations Officer #8347801-3 (SLW)
Oxford Bank & Trust
1111 W. 22nd Street, Suite 800
Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 9, 2014, is made and executed between 1712 Group, Inc., an Illinois Corporation, whose address is 1418 W. Grand Avenue, Chicago, IL 60622 (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 8, 2003 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on December 4, 2003 by the Cook County Recorder and Known as Recording #0333804118 as modified from time to time.

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

THAT PART OF PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION + 100.37 FEET (ASSUMED DATUM) AND LYING AT AND BELOW A HORIZONTAL PLANE AT ELEVATION + 112.33 FEET (ASSUMED DATUM), MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT 24.63 FEET SOUTH FROM THE NORTHEAST BUILDING CORNER; THENCE CONTINUING SOUTH 51.14 FEET; THENCE WEST, 1.65 FEET; THENCE SOUTH, 0.69 FEET; THENCE WEST, 11.05 FEET; THENCE NORTH, 0.69 FEET; THENCE WEST, 1.37 FEET; THENCE NORTH, 4.23; THENCE WEST, 4.72 FEET; THENCE NORTH, 5.88 FEET; THENCE WEST, 0.45 FEET; THENCE NORTH 4.71 FEET; THENCE WEST, 4.76 FEET; THENCE NORTH, 36.26 FEET; THENCE EAST 24.00 FEET TO THE POINT OF BEGINNING) OF LOT 82 IN FITCH'S RESUBDIVISION OF BLOCK 26 IN SHEFFIELD'S ADDITION TO CHICAGO, IN COOK COUNTY ILLINOIS, IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

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

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IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 1712 W. North Avenue, Unit 1, Chicago, IL 60622.
The Real Property tax identification number is 14-31-429-058-0000.

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

Extend the maturity date from February 9, 2014 to February 9, 2019. The interest rate is being change from the Oxford Bank & Trust base rate floating to a fixed rate of 5.00%. New monthly payments of principal and interest in the amount of \$1,300.00 will be due on the 9th of each month beginning with the March 9, 2014 payment and will continue until paid in full or loan maturity. The prepayment penalty of 3%, 2%, 1%, 1%, 1% shall be in force for the five year renewal. 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 of 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 FEBRUARY 9, 2014.

GRANTOR:

1712 GROUP, INC.

By: 

Edward Neri, President of 1712 Group, Inc.

LENDER:**OXFORD BANK & TRUST**x 
Authorized Signer

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MODIFICATION OF MORTGAGE

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CORPORATE ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF DePage)

On this 9th day of Feb., 2014 before me, the undersigned Notary Public, personally appeared **Edward Neri, President of 1712 Group, 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 *Michelle Kras* Residing at _____

Notary Public in and for the State of IL

My commission expires 2-16-17



LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF DePage)

On this 9th day of Feb., 2014 before me, the undersigned Notary Public, personally appeared Sylvia Wale and known to me to be the A.O.P., 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 *Michelle Kras* Residing at _____

Notary Public in and for the State of IL

My commission expires 2-16-17



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MODIFICATION OF MORTGAGE (Continued)

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