

**Illinois Anti-Predatory
Lending Database
Program**

Certificate of Exemption

A239583
Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 15-04-307-006-0000

Address:

Street: 3505 W. Lake Street

Street line 2:

City: Melrose Park

State: IL

ZIP Code: 60160

Lender: Oxford Bank & Trust

Borrower: Oxford Bank & Trust, not personally but as trustee on behalf of Oxford Bank & Trust under trust #1425 dated February 22, 2007

Loan / Mortgage Amount: \$469,553.42

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 77/70 et seq. because the application was taken by an exempt entity.

Certificate number: 62B32F00-5AB5-498E-9746-E146F30A820E

Execution date: 03/13/2015

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

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:**

Michelle S. Kras, Operations Officer - 834-394-3 JSL
 Oxford Bank & Trust
 1111 W. 22nd Street, Suite 800
 Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated March 13, 2015, is made and executed between Oxford Bank & Trust, not personally but as Trustee on behalf of Oxford Bank & Trust under Trust #1425 dated February 22, 2007, whose address is 1111 W. 22nd Street, Suite 800, Oak Brook, IL 60523 (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 February 26, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on July 10, 2007 by the Cook County Recorder of Deeds as document 0719101231 as modified from time to time.

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

LOTS 3, 4, 5, 6 AND 7 IN TAMM'S SUBDIVISION OF LOT ONE, BLOCK 6 IN HENRY SOFFEL'S THIRD ADDITION TO MELROSE PARK, IN SECTION 4, 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 3505 W. Lake Street, Melrose Park, IL 60160. The Real Property tax identification number is 15-04-307-006-0000; 15-04-307-007-0000; 15-04-307-008-0000; 15-04-307-009-0000; 15-04-307-010-0000.

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

Extend the maturity date from March 15, 2015 to September 15, 2015. Increase the principal balance to

UNOFFICIAL COPY**MODIFICATION OF MORTGAGE**

Loan No: 8348994-3

(Continued)

Page 2

\$469,553.42. The interest rate is being changed from a fixed rate of 5.50% to a fixed rate of 4.80%. Principal and interest payments in the amount of \$3,375.00 will be due on the 15th of each month beginning on April 15, 2015 until paid in full or loan maturity. The 5 various titles were released as loan collateral in 2012. The loan is subject to a 5% prepayment penalty if refinanced with 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.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED MARCH 13, 2015.

GRANTOR:

OXFORD BANK & TRUST UNDER TRUST #1425 DATED FEBRUARY 22, 2007

OXFORD BANK & TRUST, not personally but as Trustee under that certain trust agreement dated 02-22-2007 and known as Oxford Bank & Trust under Trust #1425 dated February 22, 2007.

By:



Irene Nowicki, V.P. & Trust Officer of Oxford Bank & Trust

LENDER:**OXFORD BANK & TRUST**


Authorized Signer

This instrument is executed by OXFORD BANK & TRUST not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by OXFORD BANK & TRUST are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against OXFORD BANK & TRUST by reason of any of the covenants, statements, representations or warranties contained in this instrument.

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

(Continued)

Loan No: 8348994-3

Page 3

TRUST ACKNOWLEDGMENT

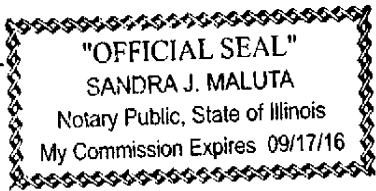
STATE OF IL)
) SS
 COUNTY OF DUPAGE)

On this 12th day of March, 2015 before me, the undersigned Notary Public, personally appeared **Irene Nowicki, V.P. & Trust Officer of Oxford Bank & Trust, Trustee of Oxford Bank & Trust under Trust #1425 dated February 22, 2007**, and known to me to be an authorized trustee or agent of the trust that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the trust, by authority set forth in the trust documents or, by authority of statute, 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 trust.

By Sandra J Maluta Residing at _____

Notary Public in and for the State of IL

My commission expires 9/17/16



Cook County Clerk's Office

UNOFFICIAL COPY

MODIFICATION OF MORTGAGE

Loan No: 8348994-3

(Continued)

Page 4

LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF DUPAGE)

On this 13th day of March, 2015 before me, the undersigned Notary Public, personally appeared James Lesko and known to me to be the VP Comm. Lending, 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 Sandra J Maluta Residing at _____

Notary Public in and for the State of IL

My commission expires 9/17/16

