

**Illinois Anti-Predatory
Lending Database
Program**

Certificate of Exemption

H25353689

**Report Mortgage Fraud
800-532-8785**

The property identified as: **PIN: 06-36-310-030-0000**

Address:

Street: 2170 Devon Avenue

Street line 2:

City: Hanover Park

State: IL

ZIP Code: 60133

Lender: Oxford Bank & Trust

Borrower: Sarang Corporation

Loan / Mortgage Amount: \$99,562.49

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: EC9F0356-2371-4944-B475-00C022469832

Execution date: 05/15/2015

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 Kras, Operations Officer #8344273-5 (SLW)
 Oxford Bank & Trust
 1111 W. 22nd Street, Suite 800
 Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 17, 2015, is made and executed between Sarang Corporation, an Illinois Corporation, whose address is 847 S. Randall Rd., Unit #338, Elgin, IL 60123 (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 September 30, 2008 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded by the Cook County recorder of deeds on October 20, 2008 and known as recording #0829411027 and as modified time .

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

THE EAST 2 ACRES OF THE WEST 4 ACRES (THE EAST LINE OF WHICH IS PARALLEL TO THE WEST LINE THEREOF) OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER WITH THE DIVISION LINE OF SAID SOUTHWEST QUARTER AS MARKED BY OLD FENCE LINE; THENCE NORTH ALONG THE DIVISION LINE AS MARKED BY THE OLD FENCE LINE 396.4 FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE ST PAUL & PACIFIC RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIGHT OF WAY 1285.02 FEET THENCE 155.15 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 1260.6 FEET EAST FROM THE PLACE OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST

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

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QUARTER 1260.6 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, ALL IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN SAID COOK COUNTY AND STATE OF ILLINOIS.

The Real Property or its address is commonly known as 2170 Devon Ave., Hanover Park, IL 60133. The Real Property tax identification number is 06-36-310-030-0000.

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

At this time the borrower is requesting interest and tax escrow only payments starting with the March 17, 2015 payment. Regular principal, interest, and escrow payments in the amount of \$3,161.60 will revert back beginning on September 17, 2015 and will continue until paid in full or loan maturity on June 17, 2018. All other terms and conditions 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 FEBRUARY 17, 2015.

GRANTOR:

SARANG CORPORATION

By: 
Bineet S. Sarang, President/Secretary of Sarang Corporation

LENDER:

OXFORD BANK & TRUST

x 
Authorized Signer

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MODIFICATION OF MORTGAGE (Continued)

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CORPORATE ACKNOWLEDGMENT

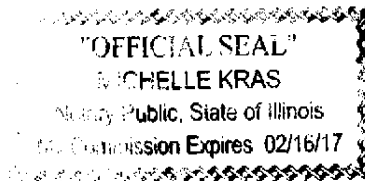
STATE OF IL)
) SS
 COUNTY OF DePue)

On this 15th day of May, 2015 before me, the undersigned Notary Public, personally appeared **Bineet S. Sarang, President/Secretary of Sarang Corporation**, 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 K* Residing at _____

Notary Public in and for the State of IL

My commission expires 2-16-17



Cook County Clerk's Office

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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

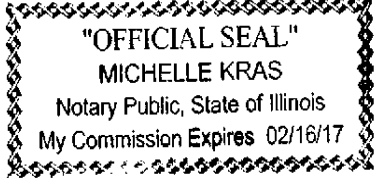
STATE OF IL)
) SS
 COUNTY OF DuPage)

On this 15th day of May, 2015 before me, the undersigned Notary Public, personally appeared Sylvia WATZ 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 [Signature] Residing at _____

Notary Public in and for the State of IL

My commission expires 2-16-17



Cook County Clerk's Office