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Illinois Anti-Predatory Lending Database Program

Doc#: 1622208156 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2016 01:54 PM Pg: 1 of 5

Certificate of Exemption

Report Mortgage Fraud
800-532-8785

The property identified as: **PIN:** 14-17-122-015-1012

Address:

Street: 4446 N. Beacon Street, Unit G

Street line 2:

City: Chicago

State: IL

ZIP Code: 60640

Lender: Oxford Bank & Trust

Borrower: Daej Properties, LLC

Loan / Mortgage Amount: \$72,000.00

This property is located within the program area and the transaction is exempt from the requirements of 765 ILCS 7770 et seq. because the application was taken by an exempt entity.

Certificate number: 980D097D-9DBB-4AB4-94FC-D44D0741C94B

Execution date: 8/5/2016

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:**

Diana Palicka, Sr. Commercial Loan Specialist # 8353829-3
 Oxford Bank & Trust
 1111 W. 22nd Street, Suite 800
 Oak Brook, IL 60523

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated August 5, 2016, is made and executed between Daej Properties, LLC, whose address is 721 Lindsey Lane, Bolingbrook, IL 60440 (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 May 2, 2016 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on May 23, 2016 in the Cook County Recorder of Deeds Office, State of Illinois as document #1614404026.

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

UNIT 4446-G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE NORTH BEACON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527327087, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 4446 N. Beacon Street, Unit G, Chicago, IL 60640. The Real Property tax identification number is 14-17-122-015-1012.

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

Extend the maturity date of the Promissory Note and Mortgage from May 02, 2017 to August 02, 2021. At this time Oxford Bank and Trust will be increasing the loan amount from \$49,828.05 to \$72,000.00.

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MODIFICATION OF MORTGAGE

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The interest rate is being changed from a fixed rate of 4.75% to to a fixed rate of 4.25%. Monthly payments of principal and interest in the amount of \$390.05 will begin September 02, 2016 and will continue until paid in full or loan maturity. The loan is being re-amortized over 25 years. A prepayment penalty of 5%, 4%, 3%, 2%, 1% will be added. All other terms and conditions will 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 AUGUST 5, 2016.

GRANTOR:

DAEJ PROPERTIES, LLC

By: Rodrigo Garcia
Rodrigo Garcia, Member of Daej Properties, LLC

LENDER:

OXFORD BANK & TRUST

X [Signature]
Authorized Signer

Deputy Cook County Clerk's Office

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MODIFICATION OF MORTGAGE

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(Continued)

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

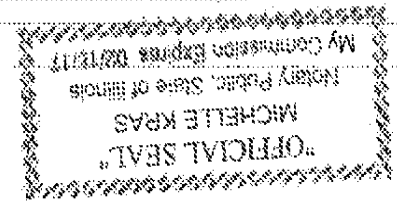
STATE OF IL)
) SS
 COUNTY OF DeWage)

On this 5th day of August, 2016 before me, the undersigned Notary Public, personally appeared Rodrigo Garcia, Member of Daej Properties, 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 Michelle Kras 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

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LENDER ACKNOWLEDGMENT

STATE OF IL)
) SS
 COUNTY OF DuPage)

On this 6th day of August, 2016 before me, the undersigned Notary Public, personally appeared James Lesko 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 Michelle Kras Residing at _____

Notary Public in and for the State of IL

My commission expires 2-16-17

