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RECORDATION REQUESTED BY:

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

Doc#. 1704515030 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/14/2017 09:43 AM Pg: 1 of 4

WHEN RECORDED MAIL TO:

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

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

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated February 1, 2017, is made and executed between Group One Properties LLC, an Illinois Limited Liability Company, whose address is 2423 Pinecrest Lane, Westchester, IL 60154 (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 November 1, 2011 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on 12/06/2011 in the Cook County Recorder of Deeds Office, State of Illinois as document #1134008760.

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

LOT 60 (EXCEPT THE EAST 10.0 FEET THEREOF) AND LOT 61 IN WELSH'S RESUBDIVISION OF BELLWOOD, OF LOTS 45 TO 52 AND LOTS 104 TO 115, IN BELLWOOD, A SUBDIVISION OF PARTS OF THE SOUTHWEST 1/4 OF SECTION 9, 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 3506 Warren Avenue, Bellwood, IL 60104. The Real Property tax identification number is 15-09-321-121-0000.

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

Extend the maturity date of the Promissory Note and Mortgage from February 01, 2017 to February 01, 2022. The interest rate is being changed from a fixed rate of 5.00% to a fixed rate of 4.50%. Monthly

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payments of principal and interest in the amount of \$1,919.00 will begin March 01, 2017 and will continue until paid in full or loan maturity. The loan is being re-amortized over 20 years. The prepayment penalty is being changed from 3%, 2%, 1% to 5%, 4%, 3%, 2%, 1%. 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.

WAIVER OF RIGHT OF REDEMPTION. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS MORTGAGE, GRANTOR HEREBY WAIVES, TO THE EXTENT PERMITTED UNDER 735 ILCS 5/15-1601 (b) OR ANY SIMILAR LAW EXISTING AFTER THE DATE OF THIS MORTGAGE, ANY AND ALL RIGHTS OF REDEMPTION ON GRANTOR'S BEHALF AND ON BEHALF OF ANY OTHER PERSONS PERMITTED TO REDEEM THE PROPERTY.

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 1, 2017.

GRANTOR:

GROUP ONE PROPERTIES LLC

By: 

Booker Jordan, Member of Group One Properties LLC

LENDER:

OXFORD BANK & TRUST

X 

Authorized Signer

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MODIFICATION OF MORTGAGE

Loan No: 7548924-5

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois)
)
 COUNTY OF McCook) SS
)

On this 10th day of February, 2017 before me, the undersigned Notary Public, personally appeared Booker Jordan, Member of Group One 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 Diana Palicka Residing at _____

Notary Public in and for the State of _____

My commission expires _____



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MODIFICATION OF MORTGAGE

(Continued)

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LENDER ACKNOWLEDGMENT

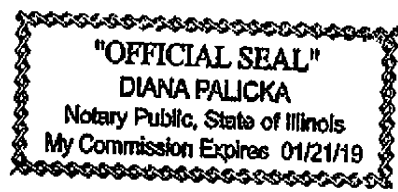
STATE OF Illinois)
)
) SS
 COUNTY OF St. Clair)

On this 10th day of February, 2017 before me the undersigned Notary Public, personally appeared Sean Tutunaj 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 Diana Palicka Residing at _____

Notary Public in and for the State of _____

My commission expires _____



COOK COUNTY Clerk's Office