

# UNOFFICIAL COPY

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

Doc#: 1725039124 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/07/2017 11:56 AM Pg: 1 of 4

**WHEN RECORDED MAIL TO:**

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

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Oxford Bank & Trust  
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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 #8337627 14 (SLW)  
Oxford Bank & Trust  
1111 W. 22nd Street, Suite 800  
Oak Brook, IL 60523

## MODIFICATION OF MORTGAGE

**THIS MODIFICATION OF MORTGAGE** dated September 5, 2017, is made and executed between Muellermist Irrigation Co., an Illinois Corporation, whose address is 2612 S. 9th Avenue P.O. Box 6307, Broadview, IL 60155-6307 (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 October 5, 2007 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

Recorded on October 30, 2007 by the cook county recorder of deeds and known as recording #0730340095 and as modified from time to time.

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

PARCEL 1: LOTS 17 AND 18 IN BLOCK 1 IN KOMAREK'S WEST 22ND STREET 4TH ADDITION, BEING A SUBDIVISION OF THE PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. PARCEL 2: LOTS 1 AND 2 IN BLOCK 5 IN KOMAREK'S WEST 22ND STREET 4TH ADDITION BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, 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 2636 S. 9th Avenue & 2700 S. 9th Avenue, Broadview, IL 60155. The Real Property tax identification number is 15-22-404-025-0000; 15-22-404-026-0000; 15-22-406-002-0000; 15-22-406-003-0000.

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

Extend the maturity date to October 5, 2022. The interest rate is being changed from a fixed rate of 5.25% to a fixed rate of 5.00%. Principal and interest payments in the amount of \$1,206.00 will remain unchanged. Payments will be due on the 5th of each month beginning on October 5, 2017 and will continue until paid in full or loan maturity. The prepayment penalty is being changed to 5%, 4%, 3%, 2%, 1%, if the loan is 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 SEPTEMBER 5, 2017.**

GRANTOR:

MUELLERMIST IRRIGATION CO.

By:

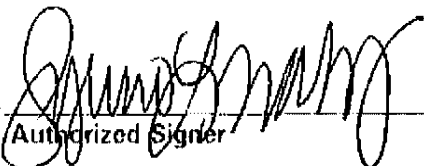


Tammy Burall, President of Muellermist Irrigation Co.

LENDER:

OXFORD BANK &amp; TRUST

x



Authorized Signer

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## MODIFICATION OF MORTGAGE

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### CORPORATE ACKNOWLEDGMENT

STATE OF IL )  
 ) SS  
 COUNTY OF DuPage )

On this 5<sup>th</sup> day of September, 2017 before me, the undersigned Notary Public, personally appeared **Tammy Buralli, President of Muellermist Irrigation Co.**, 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 Krass Residing at \_\_\_\_\_

Notary Public in and for the State of IL

My commission expires 2-16-21



County Clerk's Office

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## MODIFICATION OF MORTGAGE

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### LENDER ACKNOWLEDGMENT

STATE OF IL )  
 )  
 COUNTY OF DuPage ) SS  
 )

On this 5<sup>th</sup> day of Sept., 2017 before me, the undersigned Notary Public, personally appeared Sylvia Witz and known to me to be the VP., 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 2-16-21

