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6/27/00 13 05 001 Page 1 of 4
2000-10-05 12:09:40
Cook County Recorder 27.00

RECORDATION REQUESTED BY:

Labe Bank
4343 N. Elston Ave.
Chicago, IL 60641



WHEN RECORDED MAIL TO:

Labe Bank
4343 N. Elston Ave.
Chicago, IL 60641

H20003440 CTIC

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

Mary Makhoulf
4343 N. Elston Ave
Chicago, IL 60641

Loan#0112000894

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE dated September 1, 2000, is made and executed between Penguin Development Corporation (referred to below as "Grantor") and Labe Bank, whose address is 4343 N. Elston Ave., Chicago, IL 60641 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated December 22, 1999 (the "Mortgage") which has been recorded in Cook County, State of Illinois, as follows:

MORTGAGE RECORDED JANUARY 04, 2000 IN THE COOK COUNTY RECORDER OF DEED AS DOCUMENT #00005226.

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

Lot 8 in McCormick Park Subdivision of Lots 3 and 4 in Circuit Court partition of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian (except right of way of Sanitary District Canal) in Cook County, Illinois.

The Real Property or its address is commonly known as 2223 Foster Avenue, Evanston, IL 60201. The Real Property tax identification number is 10-13-106-009-0000.

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

EXTEND THE MATURITY DATE TO NOVEMBER 01, 2000 FROM SEPTEMBER 01, 2000 .

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

BOX 333-CTI

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MODIFICATION OF MORTGAGE
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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 1, 2000.

GRANTOR:

PENGUIN DEVELOPMENT CORPORATION

By: Dorin McCalla
Dorin McCalla

By: Seabert Lopez
Seabert Lopez Sr.

By: X X
Manley C. Prat

LENDER:

X William D. Bolser Jr.
Authorized Signer

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MODIFICATION OF MORTGAGE
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CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

On this 28th day of September, 2000 before me, the undersigned Notary Public, personally appeared **Dorin McCalla**, of **Penguin Development Corporation**; **Seabert Lopez Sr.**, of **Penguin Development Corporation**; **Manley C. Prat**, of **Penguin Development Corporation**, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By

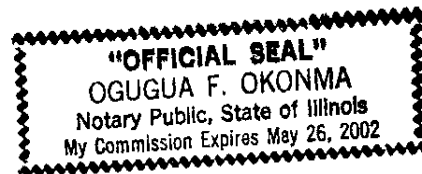
[Signature]

Residing at

1660 W. Howard St.

Notary Public in and for the State of ILLINOIS

My commission expires May 26th, 2002



County Clerk's Office

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

On this 28th day of September, 2000 before me, the undersigned Notary Public, personally appeared _____, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender 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 that the seal affixed is the corporate seal of said Lender.

By OGUGUA F. OKONMAResiding at 1660 W. Howard St.Notary Public in and for the State of ILLINOISMy commission expires May 26th, 2002