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2000-10-05 12:15:22
Cook County Recorder 25.00



mailed
Community Bank Wheaton/Glen Ellyn
357 Roosevelt Road
Glen Ellyn, IL 60137
630-545-0900 (Lender)

H2003179 **MODIFICATION AND EXTENSION OF MORTGAGE**

| | | | |
|---|---------------------------|--|---------------------------|
| GRANTOR | | BORROWER | |
| William J. Harty Michael Darin | | Cottage Gardens, Inc. | |
| ADDRESS | | ADDRESS | |
| 633 Davis Terrace Glen Ellyn, IL 60137 | | 490 Crescent Blvd. Glen Ellyn, IL 60137 | |
| TELEPHONE NO. | IDENTIFICATION NO. | TELEPHONE NO. | IDENTIFICATION NO. |
| 630-890-9902 | | 530-790-9113 | |

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 18TH day of SEPTEMBER, 2000 is executed by and between the parties indicated below and Lender.

A. On JANUARY 31, 2000, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of TWENTY-FIVE THOUSAND AND NO/100 Dollars (\$ 25,000.00), which

Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book _____ at Page _____ Filing date FEBRUARY 4, 2000 as Document No. 00091983 in the records of the Recorder's (Registrar's) Office of COOK County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated SEPTEMBER 18, 2000 executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is extended to DECEMBER 31, 2000, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.
- (2) The parties acknowledge and agree that, as of SEPTEMBER 18, 2000, the unpaid principal balance due under the Note was \$ 24,069.51, and the accrued and unpaid interest on that date was \$ n/a.
- (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
- (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
- (5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.
- (6) The Mortgage is further modified as follows:

THIS MODIFICATION AND EXTENSION OF MORTGAGE REFLECTS AN INCREASE IN THE PRINCIPAL AMOUNT COVERED BY THIS MORTGAGE TO \$35,000.00.

BOX 333-CTI

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SCHEDULE A

LOT 18 IN ORR'S SUBDIVISION OF LOTS 4, 5, 6 AND THE EAST 99 FEET OF LOT 8 IN BLOCK 2 OF ANDERSONVILLE, A SUBDIVISION IN SECTIONS 7 AND 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

00781810

Address of Real Property: 1431 W. Winona
Chicago, IL 60640-2707

Permanent Index No.(s): 14-07-428-036-0000

SCHEDULE B

A FIRST MORTGAGE OF APPROXIMATELY \$100,000 OWING TO BANCOSTON MORTGAGE CORPORATION

GRANTOR: William J. Harty

William J. Harty

GRANTOR: Michael Darin

Michael Darin

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

BORROWER: Cottage Gardens, Inc.

BORROWER:

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Michael Darin
President

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

Michael Darin

GUARANTOR:

William J. Harty

GUARANTOR:

GUARANTOR:

LENDER: Community Bank Wheaton/Glen Ellyn

Mark S. Daniels
Senior Vice President

State of Illinois)

County of DuPage) ss.

State of Illinois)

County of DuPage) ss.

I, the undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

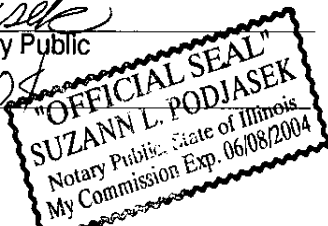
William Harty & Michael Darin personally known to me to be the same person whose name

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 18th day of September 2000

Suzann L. Podjasek
Notary Public

Commission expires: 6-8-04



Prepared by and return to: Community Bank Wheaton/Glen Ellyn

The foregoing instrument was acknowledged before me this 18th day of September 2000

by Mark S. Daniels as Senior Vice President

on behalf of the Community Bank Wheaton/Glen Ellyn

Given under my hand and official seal, this 18th day of September 2000

Suzann L. Podjasek
Notary Public

Commission expires: 6-8-04

