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2001-05-01 11:23:10
Cook County Recorder 25.50

FIRST NORTHWEST BANK
234 WEST NORTHWEST HWY
ARLINGTON HTS., IL 60004
847-670-1000 (Lender)



COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS



MODIFICATION AND
EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
RONALD SABEL		RONALD SABEL	
ADDRESS		ADDRESS	
1303 E. CLARENDON PARK RIDGE, IL 60068		1303 E. CLARENDON PARK RIDGE, IL 60068	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
312-625-1034	334-28-1750	312-625-1034	334-28-1750

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 1ST day of MAY, 2001, is executed by and between the parties indicated below and Lender.

A. On MAY 1, 1996, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of ONE HUNDRED SIXTEEN THOUSAND EIGHT HUNDRED EIGHTY-ONE AND 89/100 Dollars (\$ 116,881.89), 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 MAY 7, 1996 as Document No. 96346861 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 n/a 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 MAY 1, 2006, 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 MAY 1, 2001, the unpaid principal balance due under the Note was \$ 108,925.53, and the accrued and unpaid interest on that date was \$ 745.83.
- (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:
EXTENDED ANOTHER FIVE YEARS TERM

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SCHEDULE A

UNITS 6-105 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SANDPIPER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26116685, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 03-06-400-036-1093

Address of Real Property: 620 TRACE DRIVE, UNIT 6-105
BUFFALO GROVE, IL 60089

Permanent Index No.(s): 03-06-400-036-1093

SCHEDULE B

GRANTOR: RONALD SABEL



RONALD SABEL

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

BORROWER:

Ronald Sabel

RONALD SABEL

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: FIRST NORTHWEST BANK

Todd M Birch
TODD M BIRCH
VICE PRESIDENT

State of Illinois)

County of Cook) ss.

State of Illinois)

County of Cook) ss.

I, undersigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald Sabel personally known to me to be the same person whose name IS subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this 27th day of April by Todd M. Birch as Vice President on behalf of the First Northwest Bank.

Given under my hand and official seal, this 27th day of April, 2001.

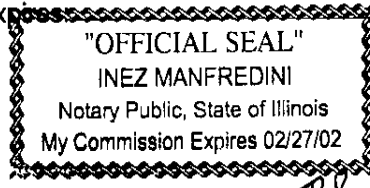
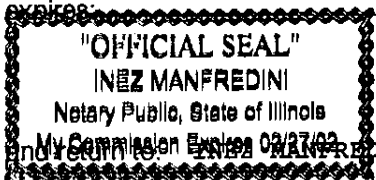
Given under my hand and official seal, this 27th day of April, 2001.

Inez Manfredini
Notary Public

Inez Manfredini
Notary Public

Commission expires:

Commission expires:



Prepared by and returned to INEZ MANFREDINI

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