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2001-06-26 12:18:29

Cook County Recorder 25.50



0010559830

Modification

Agreement

This Modification Agreement ("Agreement") is dated as of June 6, 2001, by Advance Bank formerly known as South Chicago Savings Bank, an Illinois corporation, for the purpose of extending and modifying that certain Mortgage and Assignment of Rents, hereinafter described.

There is an Promissory Note in the amount of \$215,399.55 dated March, 19, 1996, payable to the bank. Said Promissory Note is further secured by a Mortgage and Assignment of Rents dated March 19, 1996 and recorded on March 21, 1996, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Numbers 96-218407 and 96-218408, respectively, and concern real property in said county described as follows

Commonly known as: see Exhibit A
Permanent Real Estate Index Nos.: see Exhibit A

On said Promissory Note and Mortgage there is now due the sum of \$134,358.99.

By this Agreement, the undersigned agree, for valuable consideration, to change the maturity date from "the 18th of March, 2001" to "the 18th of July, 2001" in both the Promissory Note and Mortgage as though both documents were repeated herein. No other changes have been expressed or implied.

First Party agrees to resume regular monthly payments of \$2,152.80 beginning June 18, 2001, and affirms its Assignment of Rents to Holder. Holder affirms it is the true and lawful bearer of the original Promissory Note.

In Witness Whereof, the parties have executed this Agreement.

First Party:
7162 S. Exchange, Inc. dba The Food Exchange & Angelo Kamberos

By: [Signature]

Its: PRESIDENT

Advance Bank:

By: [Signature]

Its: Regional Vice President

Attest: [Signature]

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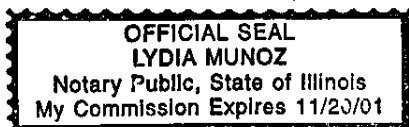
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State of Illinois)

County of Cook,) ss.

I, Lydia Munoz, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Angelo Kamberos, President of 7162 S. Exchange, Inc, d/b/a The Food Exchange, an Illinois corporation, and Andrew Morua, V.P. of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Regional Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth, and caused the corporate seal to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation.

Given under my hand and notarial seal, this 6th day of June, 2001

Notary Public: Lydia MunozMy Commission expires 11/20/01

Prepared by & mail to: AM, Advance Bank, 2320 Thornton Rd., Lansing, IL 60438.

Return To:
LEXIS Document Services
135 S. LaSalle St., Suite 226
Chicago, IL 60603
Phone: (312) 201-1273



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(FM N) - ("A")

Director: Exchange, Inc. dba
Unit: Recorder of Deeds, Cook County, IL

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The street address of the Property (if applicable) is: 7162 SOUTH EXCHANGE AVENUE
CHICAGO, IL 60649

Permanent Index No.(s): 21-30-100-003, 004 & 005

The legal description of the Property is:

THE SOUTH 40 FEET OF LOT 3 AND ALL OF LOT 4 IN DIVISION 4 OF THE SOUTH
SHORE SUBDIVISION OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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SCHEDULE B

Property of Cook County Clerk's Office