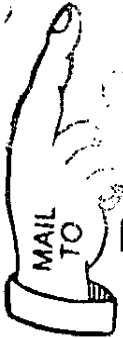


Northview Bank & Trust  
245 Waukegan Road  
Northfield, IL 60093  
847-446-0245 (Lender)



COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE

368772 (all)

MODIFICATION AND  
EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
GAB, L.L.C.		GAB, L.L.C.	
ADDRESS		ADDRESS	
2015 CHESTNUT AVENUE GLENVIEW, IL 60025		2015 CHESTNUT AVENUE GLENVIEW, IL 60025	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
847-998-0680	36-4222431	847-998-0680	36-4222431

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 15TH day of FEBRUARY, 2002, is executed by and between the parties indicated below and Lender.

A. On MARCH 11, 1997, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of ONE MILLION TWO HUNDRED EIGHTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 Dollars (\$ 1,218,750.00 ), 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 APRIL 22, 1997 as Document No. 97277589\*\* 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 FEBRUARY 15, 2007, 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 FEBRUARY 15, 2002, the unpaid principal balance due under the Note was \$ 1,070,297.99, 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:  
At no time shall the principal amount of the indebtedness secured by this Mortgage, not including sums advanced to protect the security of this Mortgage, exceed \$2,140,595.98.  
\*\*AOR RECORDED 04/22/97 AS DOCUMENT #97277590

*JMF*  
*QJME* initials 3

SCHEDULE A

LOT 1 IN IPJIAN RESUBDIVISION OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE PARCEL 1: THE WEST 99 FEET OF THE EAST 251 FEET OF LOT 2 IN RUGEN'S SUBDIVISION OF PART OF SECTIONS 26 AND 27 AND 34 TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS PARCEL 2: THE EAST 152 FEET OF LOT 2 IN RUGEN'S SUBDIVISION OF PART OF SECTIONS 26, 27 AND 34, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 13, 1901 AS DOCUMENT 3074099, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 2015 CHESTNUT AVENUE  
GLENVIEW, IL 60025

Permanent Index No.(s): 04-26-300-037

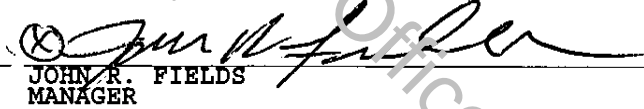
SCHEDULE B

GRANTOR: GAB, L.L.C.

  
JEROME M. IPJIAN  
MANAGER

GRANTOR:

GRANTOR: GAB, L.L.C.

  
JOHN R. FIELDS  
MANAGER

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

UNOFFICIAL COPY

BORROWER: GAB, L.L.C.

BORROWER: GAB, L.L.C.

*(Signature)*  
JEROME M. IPJIAN  
MANAGER

*(Signature)*  
JOHN R. FIELDS  
MANAGER

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

JEROME M. IPJIAN

GUARANTOR:

GUARANTOR:

LENDER: Northview Bank & Trust

*(Signature)*  
JEFFREY M. THOELECKE  
SENIOR VICE PRESIDENT

State of \_\_\_\_\_ )

State of ILLINOIS )

County of \_\_\_\_\_ )  
ss.

County of COOK )  
ss.

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

The foregoing instrument was acknowledged before me this 15th DAY OF FEBRUARY, 2002

\_\_\_\_\_ personally known to me to be the same person \_\_\_\_\_ whose name

by  
JEROME M. IPJIAN & JOHN R. FIELDS

\_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and

as MANAGERS

voluntary act, for the uses and purposes herein set forth.

on behalf of the GAB, L.L.C.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_

Given under my hand and official seal, this 15th day of FEBRUARY, 2002

Notary Public

*(Signature)*  
Sara J. McMahon  
Notary Public

Commission expires: \_\_\_\_\_

Commission expires: 2/13/05

Prepared by and return to: Northview Bank & Trust  
60093

245 Waukegan Road, Northfield, IL 60093

