

Northview Bank & Trust
245 Waukegan Road
Northfield, IL 60093
708-446-0245 (Lender)



O'Connor Title
Services, Inc.

3

0110-105

MODIFICATION AND
EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
Norman H. Braverman Lauren J. Braverman		Fast Food, Inc.	
ADDRESS		ADDRESS	
2835 Highland Drive Northbrook, IL 60062		2677 Shermer Road Northbrook, IL 60062	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
708-498-0343	341-44-9539		36-4004308

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 16TH day of MARCH, 2000, is executed by and between the parties indicated below and Lender.

A. On MARCH 6, 1995, 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 THIRTY-FIVE THOUSAND AND NO/100 Dollars (\$ 135,000.00), 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 MARCH 8, 1995 as Document No. 95-157174 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 MARCH 6, 1995 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 MARCH 16, 2001, 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 MARCH 16, 2000, the unpaid principal balance due under the Note was \$ 82,250.00, and the accrued and unpaid interest on that date was \$ 648.77.
- (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:

Renewal of NVBT Loan #18480469001 in the amount of \$82,250.00.

UNOFFICIAL COPY

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SCHEDULE A

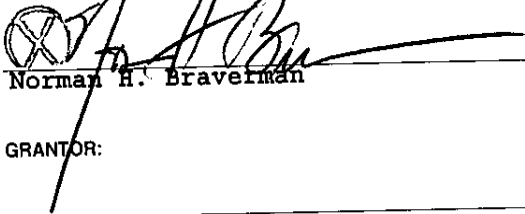
THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION AT A POINT 263.87 FEET WEST OF THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION; THENCE RUNNING WEST 176.61 FEET ALONG SOUTH LINE OF NORTH 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION; THENCE NORTH 660.386 FEET PARALLEL TO THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION; THENCE EAST 176.61 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTH EAST 1/4 OF SAID SECTION; THENCE SOUTH 660.36 FEET PARALLEL TO THE EAST LINE OF THE NORTH EAST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE SOUTH 330 FEET THEREOF, ALSO EXCEPTING THEREFROM THE NORTH 39 FEET THEREOF USED FOR HIGHLAND DRIVE) IN COOK COUNTY, ILLINOIS.

Address of Real Property: 2935 Highland Drive
Northbrook, IL 60062

Permanent Index No.(s): 04-20-200-037-0000

SCHEDULE B

GRANTOR: Norman H. Braverman

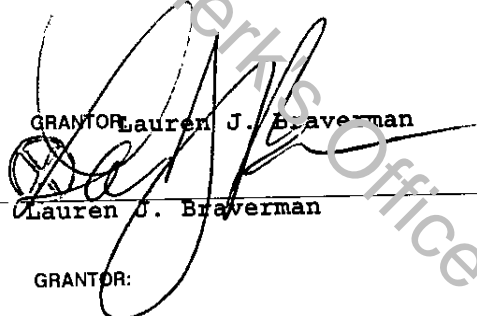

Norman H. Braverman

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR: Lauren J. Braverman


Lauren J. Braverman

GRANTOR:

GRANTOR:

GRANTOR:

BORROWER: Fast Food, Inc

BORROWER:

00277282

[Signature]
Norman H. Braverman
President

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

[Signature]
Norman H. Braverman

GUARANTOR:

GUARANTOR:

LENDER: Northview Bank & Trust

[Signature]
James L. Briggs
Executive Vice President

State of ILLINOIS)

State of ILLINOIS)

County of COOK) ss.

County of COOK) ss.

I, JENNIFER L. SHERMAN a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NORMAN H. BRAVERMAN personally known to me to be the same person whose name IS

The foregoing instrument was acknowledged before me this 16TH DAY OF MARCH, 2000 by

JENNIFER L. SHERMAN 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.

JAMES L. BRIGGS as EXECUTIVE VICE PRESIDENT

on behalf of the NORTHVIEW BANK & TRUST

Given under my hand and official seal, this 16TH day of MARCH, 2000

Given under my hand and official seal, this 16TH day of MARCH, 2000

[Signature]
OFFICIAL SEAL
Notary Public
JENNIFER L. SHERMAN
Commission Expires: 01/19/03
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/19/03

[Signature]
OFFICIAL SEAL
Notary Public
JENNIFER L. SHERMAN
Commission Expires: 01/19/03
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/19/03

Prepared by and return to: Northview Bank & Trust (WH) 245 Waukegan Road Northfield IL 60093