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0335322107

1st Equity Bank
3956 W. Dempster
Skokie, IL 60076
847-676-9200 (Lender)

Doc#: 0335322107
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 12/19/2003 04:07 PM Pg: 1 of 3

MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
A2Z, LLC		A2Z, LLC	
ADDRESS		ADDRESS	
16 RED OAK LANE HIGHLAND PARK, IL 60035		16 RED OAK LANE HIGHLAND PARK, IL 60035	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
847-679-3080	36-4310410	847-679-3080	36-4310410

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 31ST day of MARCH, 2003, is executed by and between the parties indicated below and Lender.

A. On AUGUST 31, 1999, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of EIGHTY-FOUR THOUSAND AND NO/100 Dollars (\$ 84,000.00), 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 SEPTEMBER 14, 1999 as Document No. 99870270 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 AUGUST 31, 1999 executed by Grantor 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 31, 2004, 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 31, 2003, the unpaid principal balance due under the Note was \$ 152,907.29, 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:

[Handwritten signature]
initials
S
P
M
Y

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SCHEDULE A

LOT 28 IN BLOCK 9 IN NATIONAL CITY REALTY COMPANY'S SECOND ADDITION TO ROGERS PARK MANOR, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 2446 W. PRATT
CHICAGO, IL 60645

Permanent Index No.(s): 10-36-218-001-0000

SCHEDULE B

GRANTOR: A2Z, LLC

GRANTOR:


ANDREW ZOUB
MEMBER

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

