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MODIFICATION AND EXTENSION AGREEMENT

THIS AGREEMENT made as of the 1st day of March, 1994 by and between **HAROLD SIMONIAN and JULIA SIMONIAN**, his wife ("Borrowers"), **GUL P. BHATIA and NEERU BHATIA**, his wife ("Purchasers"), and **COLE TAYLOR BANK**, an Illinois banking association ("Lender").

DEPT-01 RECORDING \$35.50
T97777 TRAN 1132 12/01/94 15:06:00
47187 DW *-04-011494
COOK COUNTY RECORDER

WITNESSETH

WHEREAS, the Borrowers are the owners and holders of legal to the parcel of real estate hereinafter legally described ("Property"):

THE EAST 93.24 FEET OF THE WEST 312.72 FEET (EXCEPT THE NORTH 1051 FEET AND EXCEPT THE SOUTH 50 FEET THEREOF) OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 12 OF THE THIRD PRINCIPAL MERIDIAN, ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

LYING SOUTHERLY OF A LINE INTERSECTING THE SOUTHWEST CORNER OF SAID PROPERTY, SAID CORNER BEING 50 FEET NORTHERLY ALONG THE WEST LINE OF THE EAST 93.24 FEET OF THE WEST 312.72 FEET FROM THE SOUTH LINE OF SAID EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 28 AND INTERSECTING THE EAST LINE OF SAID EAST 93.24 FEET OF THE WEST 312.72 FEET AT A DISTANCE OF 65.0 FEET NORTHERLY OF SAID SOUTHERLY LINE OF SAID SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 ALL IN COOK COUNTY, ILLINOIS.

**Common Address: 5030-44 W. 127th Street
Alsip, Illinois**

Permanent Index No: 24-28-404-016

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IN SENATE, JANUARY 10, 1900

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
ON JANUARY 10, 1899, RELATIVE TO THE LANDS BELONGING TO THE STATE
AND THE MANNER OF DISPOSING OF THEM

REPORT

The following is a summary of the report of the Commissioners of the Land Office, in response to a resolution passed by the Senate on January 10, 1899, relative to the lands belonging to the State and the manner of disposing of them.

The report contains a detailed account of the lands owned by the State, and the manner in which they have been disposed of since the year 1800. It also contains a list of the lands which have been disposed of since the year 1800, and the amount of the proceeds of the sales.

The report is divided into two parts: the first part contains a general account of the lands owned by the State, and the second part contains a detailed account of the lands which have been disposed of since the year 1800.

The first part of the report contains a general account of the lands owned by the State, and is divided into three sections: the first section contains a general account of the lands owned by the State in the year 1800, the second section contains a general account of the lands owned by the State in the year 1850, and the third section contains a general account of the lands owned by the State in the year 1899.

The second part of the report contains a detailed account of the lands which have been disposed of since the year 1800, and is divided into three sections: the first section contains a detailed account of the lands which have been disposed of since the year 1800, the second section contains a detailed account of the lands which have been disposed of since the year 1850, and the third section contains a detailed account of the lands which have been disposed of since the year 1899.

Property of Cook County Clerk's Office

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WHEREAS, on or about July 3, 1978, Lender made a loan to Borrower in the amount of **ONE HUNDRED EIGHTY-TWO THOUSAND AND NO/100 DOLLARS (\$182,000.00)** ("Loan"), evidenced and secured by the following documents ("Loan Documents"):

1. **Installment Note** dated July 3, 1978 made by **FORD CITY BANK AND TRUST COMPANY**, as Trustee under Trust No. 2270, payable to Lender in the principal amount of **ONE HUNDRED EIGHTY-TWO THOUSAND AND NO/100 DOLLARS (\$182,000.00)** ("Note");

Trust Deed from **FORD CITY BANK AND TRUST COMPANY**, as trustee under Trust No. 2270, to Lender, covering the Property, and recorded in the Office of the Recorder of Deeds on August 15, 1978 as Document No. 24533844 ("Trust Deed");

3. **Guaranty** by Harold Simonian and Julie Simonian ("Guaranty");

WHEREAS, the Loan was modified by the Extension Agreement dated May 18, 1979; and

WHEREAS, the Loan was modified by the Modification and Extension Agreement dated October 24, 1979; and

WHEREAS, the Loan was modified by the Mortgage Modification and Extension Agreement dated November 1, 1989, recorded April 9, 1990 as Document No. 90159386; and

WHEREAS, the Borrowers directed the Trustee to convey title to the Property to **GUL P. BHATIA** and **NEERU BHATIA** ("Purchasers") by the deed recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 2, 1991 as Document No. 91327595;

WHEREAS, the Purchasers executed a Trust Deed ("Purchase Money Mortgage") to Chicago Title and Trust Company securing a Note in the principal amount of **THREE**

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[Faint, illegible text from a document, possibly a contract or legal notice, is visible through the paper. The text is mostly obscured by the watermark and the 'UNOFFICIAL COPY' header.]

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HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$335,000.00) ("Purchase Money Note"), which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 2, 1991 as Document No. 91327596, and re-recorded on August 16, 1991 as Document No. 91420075; and

WHEREAS, there remains a principal balance due on the Loan in the amount of EIGHTY-THREE THOUSAND ONE HUNDRED THIRTY-ONE AND 58/100 DOLLARS (\$83,131.58); and

WHEREAS, Lender and Borrower have agreed to modify the Loan Instruments, as herein provided.

NOW, THEREFORE, in consideration of the mutual covenants and agreement of the parties hereto, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is hereby agreed as follows:

1. Modification of Loan Instruments. The Note and other Loan Instruments are hereby modified and amended so as to provide that the principal balance of EIGHTY-THREE THOUSAND ONE HUNDRED THIRTY-ONE AND 58/100 DOLLARS (\$83,131.58) shall be payable, with interest at the rate of eight and one-half percent (8.5%) per annum, in equal monthly installments of principal and interest in the amount of ONE THOUSAND THIRTY AND 71/100 DOLLARS (\$1,030.71) per month, commencing April 1, 1994, and ONE THOUSAND THIRTY AND 71/100 DOLLARS (\$1,030.71) on the first day of each month thereafter, with a final payment of the entire remaining balance of principal and interest being due and payable on or before March 1, 1999. Interest after

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IN SENATE, January 11, 1907.
REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE,
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
ON JANUARY 10, 1907.

ALBANY: JAMES BRADY, STATE PRINTER, 1907.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THE STATE OF NEW YORK,
OFFICE OF THE COMMISSIONERS OF THE LAND OFFICE,
ALBANY, N. Y., JANUARY 11, 1907.

SIR: I have the honor to acknowledge the receipt of your letter of the 10th inst., in relation to the report of the Commission on the Land Office, and in reply to inform you that the same has been forwarded to the proper authorities for their consideration.

I am, Sir, very respectfully,
Yours obediently,
COMMISSIONERS OF THE LAND OFFICE.

Very truly yours,
JAMES BRADY,
STATE PRINTER.

default or maturity shall accrue and be payable at the rate of thirteen and one-half percent (13.5%) per annum.

2. **Reaffirmation of Loan Instruments.** This Agreement is supplementary to the Loan Instruments. All the provisions thereof, including the right to declare principal and accrued interest due for any cause specified in the Loan Instruments, shall remain in full force and effect as herein expressly modified. Borrower agrees to perform all the covenants of the grantor or grantors in the Loan Instruments. The provisions of this indenture shall bind the heirs, personal representatives and assigns of the Borrower. The Borrower hereby waives and releases all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois with respect to said real estate. If the Borrower consists of two or more persons, their liability hereunder shall be joint and several.

2. **Attorneys' Fees and Costs.** Borrower shall pay any and all attorneys' fees and costs incurred by Lender in connection with the preparation, negotiation and perfection of this Extension Agreement, including recording and title charges.

IN WITNESS WHEREOF, COLE TAYLOR BANK, an Illinois banking association, has caused this instrument to be signed by its Senior Vice President as of the day and year first above written.

COLE TAYLOR BANK, an Illinois banking association

By: Thomas J. Henne
Name: THOMAS J. HENNE
Its: VICE PRESIDENT

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IN SENATE
JANUARY 11, 1901

REPORT
OF THE
COMMISSIONERS OF THE LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE
MAY 15, 1899

ALBANY, N. Y.:
J. B. WHITTAKER, STATE PRINTER,
1901.

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ALBANY, N. Y.:
J. B. WHITTAKER, STATE PRINTER,
1901.

1901

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IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed and acknowledged as of the day and year first above written.

Gul P. Bhatia
GUL P. BHATIA

Harold Simonian
HAROLD SIMONIAN

Neeru Bhatia
NEERU BHATIA

Julia Simonian
JULIA SIMONIAN

Property of Cook County Clerk's Office



Richard C. Jones, Jr., Esq.
MALK & HARRIS
212 East Ohio Street
Suite 500
Chicago, Illinois 60611
(312) 280-0111

RETURN RECORDED DOCUMENT TO:

COLE TAYLOR BANK
Carole Dansky
Commercial Real Estate
5501 West 79th Street
Burbank, Ill. 60459

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this _____ day of _____, 20__.

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[Faint, illegible text, likely a signature or official stamp]

[Faint, illegible text]

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that HAROLD SIMONIAN and JULIA SIMONIAN, who are personally known to me to be the same persons whose names are subscribed to the foregoing appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 27 day of June, 1994.


NOTARY PUBLIC

My Commission Expires:

My Commission Expires June 30, 1998

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20__.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that GUL P. BHATIA and NEERU BHATIA, who are personally known to me to be the same persons whose names are subscribed to the foregoing appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 30 day of October, 1994.

Deborah A Camardo
NOTARY PUBLIC

My Commission Expires:



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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 1st day of January, 1974.

CLERK OF COURT

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10-12-07

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that THOMAS J. HENNESSY, personally known to me to be the Senior Vice President of COLE TAYLOR BANK, an Illinois banking association personally appeared before me this day in person and acknowledged that he signed and delivered the said instrument as their own free and voluntary act of said bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th day of November, 1994.

Carole Dansky

 NOTARY PUBLIC

My Commission Expires:

" OFFICIAL SEAL "
 CAROLE DANSKY
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 12/18/95

04011494

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this _____ day of _____, 20__.

Property of Cook County Clerk's Office

20__