



Doc#: 0631108217 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/07/2006 01:55 PM Pg: 1 of 5

070-HE

Prepared by and Mail to:  
Commercial Loan Dept.  
Republic Bank of Chicago  
1510 75<sup>th</sup> Street  
Darien, IL 60561

1182810

**MODIFICATION AND EXTENSION AGREEMENT**

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THIS AGREEMENT made as of this 24<sup>th</sup> day of January, 2006 between REPUBLIC BANK OF CHICAGO, an Illinois banking corporation, hereinafter called Bank, and NORTH STAR TRUST CO. AS SUCCESSOR TO REPUBLIC BANK OF CHICAGO, NOT PERSONALLY BUT AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED AUGUST 10, 1995 AND KNOWN AS TRUST NUMBER 1349, 952 GREENBAY ROAD PARTNERSHIP, JAMES DENOS, AND PATRICIA HALIKIAS, the Owners of the property and/or the Obligors under the Note, and hereinafter both called Second Party, WITNESSETH:

THAT WHEREAS, Bank is the owner of that certain Note in the amount of \$900,000.00 dated July 1, 2003, secured either in whole or in part by a Commercial Mortgage, Security Agreement, and Assignment of Leases and Rents and recorded as Document No. 0320319071, covering the real estate described below:

**PARCEL 1**

LOT 2 (EXCEPT THE SOUTHWESTERLY 16 FEET THEREOF) IN BLOCK 3 IN JARED GAGE'S SUBDIVISION OF THAT PART OF THE NORTHWEST ¼ OF FRACTIONAL SECTION 17 AND PART OF THE EAST HALF OF THE SOUTHWEST ¼ OF FRACTIONAL SECTION 8, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property address: 966 Greenbay Road  
Winnetka, IL 60093  
PIN: 05-17-120-016

**PARCEL 2**

LOT 21 (EXCEPT THE WESTERLY 16 FEET) IN BLOCK 3 IN JARED GAGE'S SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHWEST ¼ OF FRACTIONAL SECTION 17 ALSO PART OF THE WEST ½ OF THE NORTHWEST ¼ OF FRACTIONAL SECTION 17 AND PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF FRACTIONAL SECTION 8, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

# UNOFFICIAL COPY

Property address: 952 Greenbay Road  
Winnetka, IL 60093  
PIN: 05-17-120-019

WHEREAS, the parties hereto wish to modify the terms of said Note and Mortgage as set forth herein;

NOW THEREFORE, in consideration of ONE DOLLAR (\$1.00), the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. As of the date hereof, the amount of the principal indebtedness is Nine Hundred Thousand and No/100 Dollars (\$900,000.00).
2. The maturity date of the Note and Mortgage hereinbefore described is hereby extended from December 16, 2005 to December 16, 2006.
3. This agreement is subject to Second Party paying Bank a documentation fee of \$250.00.

Second Party warrants and certifies that the indebtedness evidenced by the Note is a valid and subsisting debt of the Obligor and in all respects free from all defenses, setoffs and counterclaims both in law and equity, as is the lien of the Mortgage.

In all other respects, the Note hereinbefore described and all mortgages, documents and/or instruments securing the same shall remain unchanged and in full force and effect.

Notwithstanding the foregoing, Second Party expressly waives any defenses which it now has or may have or assert. Furthermore, in order to induce Bank to enter into this agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Second Party does hereby release, renounce and forever discharge Bank of and from any and all setoffs, claims, counterclaims, demands, causes, causes of action, suits and/or judgments which it now has or may have against Bank including but not limited to matter arising out of the Note and/or any document, instrument or agreement securing the same or arising out of any banking relationship existing between the parties.


SIGNATURES ON NEXT PAGE


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IN WITNESS WHEREOF, this instrument is executed the date and year first above written.

**BANK:**  
REPUBLIC BANK OF CHICAGO, an  
Illinois banking corp.

**SECOND PARTY:**  
North Star Trust Co. as successor to  
Republic Bank of Chicago, not personally  
but solely as Trustee under Trust Agreement  
dated August 10, 1995 and known as Trust  
Number 1349

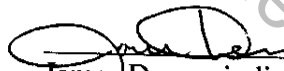
BY:   
William Ozanic, Vice President


BY:   
Its: **Trust Officer**

952 Greenbay Road Partnership

BY:   
James Denos, General Partner

**CONSENTED TO BY GUARANTORS:**

  
James Denos, individually

  
Patricia Halikias

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS ]  
] ss  
COUNTY OF \_\_\_\_\_ ]

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that WILLIAM OZANIC personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as such officer of said Bank and caused the seal of said Bank to be thereunto affixed as HIS free and voluntary act and as the free and voluntary act and deed of said Bank for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24<sup>TH</sup> day of JANUARY, 2006.

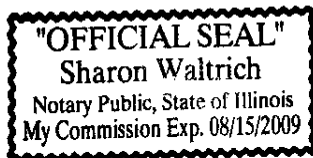


Kathleen Augustyn  
Notary Public

STATE OF ILLINOIS ]  
] ss  
COUNTY OF COOK ]

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that JAMES DENOS, personally known to me to be the same person whose name is 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 voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of January, 2006



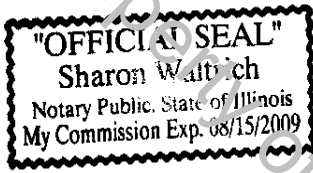
Sharon Waltrich  
Notary Public

# UNOFFICIAL COPY

STATE OF ILLINOIS ]  
] SS  
COUNTY OF COOK ]

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that PATRICIA HALIKIAS, personally known to me to be the same person whose name is 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 voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of January 2006



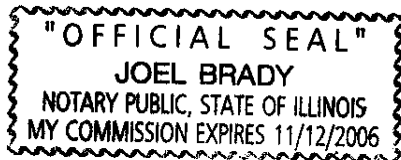
Sharon Waltrich  
Notary Public

STATE OF ILLINOIS ]  
] SS  
COUNTY OF COOK ]

\*Notary Public, State of Illinois

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that Celia Medina personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as such officers of said ~~Bank~~ as Trustee, as their free and voluntary act and as the free and voluntary act and deed of said Trustee for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30th day of JANUARY, 2006,



[Signature]  
Notary Public