

# UNOFFICIAL COPY



Doc#: 0800701074 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/07/2008 09:32 AM Pg: 1 of 5

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## MORTGAGE EXTENSION AGREEMENT

Please Return Document To:

Parcel Number:

First American Title Insurance  
1100 Superior Avenue, Suite 200  
Cleveland, Ohio 44114

16-26-429-012-  
0000

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0110213873

**MORTGAGE EXTENSION AGREEMENT**

(IL)

THIS AGREEMENT is made and entered into as of the 1<sup>st</sup> day of November, 2007, by and between LaSalle Bank, N.A., whose address is 425 Phillips Boulevard, Ewing, New Jersey (hereinafter referred to as "Lender"), Roberto Leon and Arcelia Leon, Not in Tenancy in Common, But in Joint Tenancy, whose address is 3029 South Christiana Avenue, Chicago, IL 60623 (hereinafter referred to as "Borrower").

## RECITALS:

A. On October 20, 2006, Borrower executed a bridge loan balloon note held by Lender in the principal amount of \$110,000.00, which note provides for a single balloon payment due on November 1, 2007 ("Note").

B. The Note is secured by a mortgage of even date, recorded November 16, 2006, as Document No.0632046071, in Cook County, Illinois Recorder's office ("Mortgage"). Said Mortgage covers certain real property located in the County of Cook and the State of Illinois, being more particularly described as follows:

Lot 23 in the SUBDIVISION OF BLOCK 23 IN STEELE'S SUBDIVISION OF THE SOUTHEAST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(Permanent Index No. 16-26-429-012-0000

C. As of November 1, 2007, the principal balance due and owing on the Note is \$110,000.00.

D. The parties hereto wish to extend the time for payment of the principal indebtedness evidenced by the Note and secured by the Mortgage in the manner hereinafter set forth.

NOW, THEREFORE, in consideration of One and No/100 Dollar (\$1.00), the premises and other good and valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto hereby agree as follows:

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1. The time for payment of the principal indebtedness evidenced by the Note and secured by the Mortgage, together with all unpaid interest and any other sums due and payable under the terms of the Note and the Mortgage, shall be, and the same hereby is, extended to November 1, 2008 (the "Extended Maturity Date").

2. Interest will continue to accrue at the rate of six and one quarter percent ( 6.250%) per annum, as set forth in the Note.

3. Simultaneously with the execution of this Agreement, Borrower shall pay Lender monthly interest payments, in the amount of \$572.92.

4. Borrower hereby represents and warrants that as of the date of this Mortgage Extension Agreement:

- a. Borrower is the owner in fee simple of the premises;
- b. There are no defenses or other offsets against the Borrower's obligation under either the Note or the Mortgage;
- c. The Mortgage constitutes a valid second lien on the premises


5. Except as explicitly modified by this Agreement, the Note and the Mortgage are hereby ratified and confirmed in all respects and shall remain in full force and effect.

6. This Agreement shall be binding upon and inure to the benefit of the heirs, administrators, trustees, successors and assigns of the parties hereto.

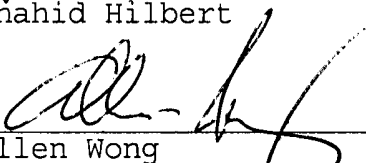
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written

WITNESSES:

LaSalle Bank, N.A.

  
Anahid Hilbert

By:   
Mark Kelbaugh

  
Allen Wong

Its: Second Vice President



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## EXHIBIT A

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS:


LOT 23 IN THE SUBDIVISION OF BLOCK 23 IN STEELE'S SUBDIVISION OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Parcel Number: 16-26-429-012-0000  
ROBERTO LEON AND ARCELIA LEON, NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY

3029 SOUTH CHRISTIANA AVENUE, CHICAGO IL 60623  
Loan Reference Number : 0110213873/0216627788  
First American Order No: 13460431  
Identifier: FIRST AMERICAN LENDERS ADVANTAGE



When recorded return to:  
First American Title Insurance Co.,  
Lenders Advantage  
1400 Superior Avenue, Suite 200  
Cleveland, Ohio 44114  
ATTN: NATIONAL RECORDINGS

 LEON  
13460431 IL  
FIRST AMERICAN LENDERS ADVANTAGE  
MODIFICATION AGREEMENT



County Clerk's Office