



Doc#: 0808818078 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/28/2008 03:08 PM Pg: 1 of 6

EXTENSION AGREEMENT

EXTNAGR.DOC

Return to:

Albany Bank and Trust Company N.A.
3400 W. Lawrence Ave.
Chicago, Illinois 60625
or **BOX 35**

This indenture, made this March 24, 2008 by and between Albany Bank and Trust Company N.A. the holder and owner of the Mortgage or Trust deed hereinafter described ("Mortgagee") and West Town Center Two LLC and 1232-40 North Milwaukee LLC representing himself or themselves to be the owner or owners of the real estate hereinafter and in said Trust Deed or Mortgage described ("owner"). WITNESSETH:

1. The parties hereby agree to extend the time of payment of the indebtedness evidenced by the principal promissory Note or Notes of West Town Center Two LLC and 1232-40 North Milwaukee LLC dated August 1, 2005, secured by a Mortgage(s) or Trust deed(s) in the nature of Mortgage(s) recorded September 13, 2005, in the office of the Recorder of Cook County, Illinois as document No. 0525614263 conveying to Albany Bank and Trust Company N.A. certain real estate in Cook County, Illinois described as follows:

SEE ADDENDUM "A" ATTACHED HERETO AND MADE A PART HEREOF

2. The amount remaining unpaid on the indebtedness is \$ 1,754,001.58 (Balance Outstanding on a \$4,582,300.00 Note).

3. Said remaining indebtedness of \$1,754,001.58 (Balance Outstanding on a \$4,582,300.00 Note) shall be paid on or before October 1, 2008, and the Owner in consideration of such extension promises and agrees to pay the entire indebtedness secured by said Mortgage(s) or Trust deed(s) as therein provided, as hereby extended, at the rate of Albany Bank Prime Rate + 1 percent Floating per annum in installments as follows: INTEREST ONLY Dollars on the first day of May, 2008 and INTEREST ONLY Dollars on the first day of each month thereafter until maturity of said principal sum as hereby extended at the aforementioned rate of interest together with the aforesaid sum, if any and interest after maturity at the higher of the then existing rate or at the rate of Albank Prime plus 4% per annum. Said payments are to be made at such banking house or trust company in the City of Chicago, Illinois as the legal holder or holders of the principal Note or Notes secured by said Trust Deed(s) or Mortgage(s) may from time to time in writing appoint, and in absence of such appointment then at ALBANY BANK AND TRUST COMPANY N.A., 3400 W. Lawrence Avenue, Chicago, Illinois.

4. If any part of said indebtedness or interest thereon be not paid at the maturity thereof as herein provided, or if default in the performance of any other covenant of the Owner shall continue for three days after written notice thereof, the entire principal sum secured by said Mortgage(s) or Trust Deed(s), together with the then accrued interest thereon shall, without notice, at the option of the holder or holders of said principal Note or Notes, become and be due and payable, in the same manner as if extension had not been granted.

5. The Owners are prohibited from selling, conveying, assigning the beneficial interest in and to, entering into Articles of Agreement for the sale of, leasing, renting, or in any manner transferring title to the mortgaged premises without the prior written consent of the mortgagee. Failure to obtain prior written consent shall constitute a default hereunder entitling the mortgagee to declare the whole of the debt immediately due and payable.

6. A late charge in the amount of 5 (five) percent of this monthly payment due hereunder will be assessed for any payment made more than 15 (fifteen) days after due date.

7. This loan is payable in full at the end of 6 months. At maturity, or if the holder or holders of the Note demand payment the entire principal balance of the loan and unpaid interest then due shall be paid forthwith. The holder or holders of the Note are under no obligation to refinance the loan at that time. The Owner therefore will be required to make payment out of other

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assets, or will have to find a lender willing to lend the money at prevailing market rates which may be considerably higher than the interest rate on this loan.

8. This Agreement is supplementary to said Mortgage(s) or Trust Deed(s). All the provisions of the principal Note or Notes, including the right to declare principal and accrued interest due for any cause specified in said Mortgage(s) or Trust Deed(s) or Notes, including any prepayment privilege unless herein expressly provided for, shall remain in full force and effect except as herewith expressly modified. The Owner agrees to perform all the covenants in said Mortgage(s) or Trust Deed(s). The provisions of this indenture shall inure to the benefit of any holder of said principal Note or Notes and Interest Notes and shall bind the heirs, personal representatives and assigns of the Owner. The Owner 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 Owner consists of two or more persons or entities, their liability hereunder shall be joint and several.

9. The Mortgagee under the Mortgage(s) or Trust Deed(s) extended herein shall execute this document solely as a party to the agreement and reserves the right of acceptance of this agreement subject to receipt of an acceptable endorsement to a title insurance policy covering the recording of this agreement, showing conditions of title which are acceptable to the Mortgagee.

10. The Beneficiary of Borrower/Guarantor may be required to provide Albank with annual personal financial statements and annual business statements during the term of the loan. Additionally, the Borrower/Guarantor will be required to provide Albank with annual operating statements for the property. These statements minimally will show the total rental income for the subject property as well as the annual expenses. All statements, as well as any supporting documentation i.e. leases, estoppel letters, financial statements on major tenants or other information Albank may require, shall be in the hands of Albank within 90 days after the close of the year end. Personal Financial Statements shall be due on the anniversary date of the loan.

IN TESTIMONY WHEREOF, the parties hereto have signed, sealed and delivered this indenture the day and year first above written.

WEST TOWN CENTER TWO LLC

By: JFA Management LLC, Its Manager

By: _____

A Manager

1232-40 NORTH MILWAUKEE LLC

By: Joseph Freed Homes LLC, Its Manager

By: _____

A Manager

ALBANY BANK AND TRUST COMPANY N.A.

By: _____

Senior Vice President

Attest: _____

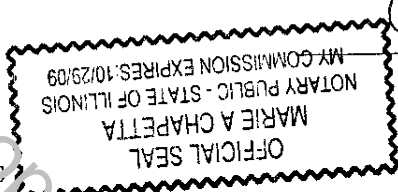
Vice President

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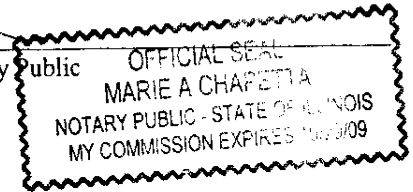
STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that the Managers of West Town Center Two LLC and 1232-40 North Milwaukee LLC, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

GIVEN under my hand and notarial seal this 27th day of March 2008.



Marie A. Chapetta
Notary Public



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 Michael A. Bentcover of ALBANY BANK AND TRUST COMPANY N.A. and Andrew Rosa of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Vice President respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth, and the said officers then and there acknowledged that said officers, as custodian of the corporate seal of said Bank, did affix the seal of said Bank to said instrument as said officers own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 28th day of March 2008.

Meghin N. Lowe
Notary Public



RETURN TO: Box 35
Albany Bank and Trust Company N.A.
3400 W Lawrence Avenue
Chicago, Illinois 60625

THIS DOCUMENT PREPARED BY:
Michael A. Bentcover
Albany Bank and Trust Company N. A.
3400 W Lawrence Avenue
Chicago, Illinois 60625

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ADDENDUM "A"

1232-40 NORTH MILWAUKEE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO PARCEL 1 (CONDOMINIUM PARCEL):

THAT PART OF LOTS 19, 20 AND 21, TAKEN AS A TRACT, IN J. F. FISH'S SUBDIVISION OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 21, BEING A POINT ON THE SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE DISTANT 189.99 FEET SOUTHEASTERLY FROM ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF NORTH PAULINA STREET; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOTS 20 AND 21, A DISTANCE OF 23.89 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 56 MINUTES 44 SECONDS MEASURED CLOCKWISE SOUTHEASTERLY TO SOUTHWESTERLY FROM THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 72.20 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 30.25 FEET; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 27.83 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AFORESAID LOT 19; THENCE NORTHWESTERLY ALONG THE SAID SOUTHWESTERLY LINE OF AFORESAID LOTS 19 AND 20, A DISTANCE 14.00 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 17.70 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 23.33 FEET THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 17.70 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 21, BEING ALSO THE MOST NORTHWESTERLY CORNER OF SAID LOT 21; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 21, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN A CERTAIN HORIZONTAL PLANE LOCATED 14.65 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.39 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOTS 18, 19, 20 AND 21 TAKEN AS A SINGLE TRACT, IN J. P. FISH'S SUBDIVISION OF LOTS 1 AND 2 IN ASSESSORS' DIVISION OF UNSUBDIVIDED LAND IN THE NORTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 21, BEING ALSO A POINT ON THE SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE DISTANT 189.99 FEET SOUTHEASTERLY FROM ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF NORTH PAULINA STREET; THENCE WESTERLY ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, A DISTANCE OF 7.79 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 56 MINUTES 44 SECONDS MEASURED CLOCKWISE, SOUTHEASTERLY TO SOUTHWESTERLY A DISTANCE OF .30 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 1232 40 MILWAUKEE AVENUE IN CHICAGO; THENCE CONTINUING SOUTHWESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF .95 FEET TO A POINT ON THE

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ADDENDUM "A" (CONT.'D)

VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCE; ALL THAT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE; SOUTHEASTERLY A DISTANCE OF 15.48 FEET; SOUTHWESTERLY, A DISTANCE OF 3.25 FEET; NORTHWESTERLY, A DISTANCE OF .60 FEET; SOUTHWESTERLY, A DISTANCE OF 1.80 FEET; SOUTHEASTERLY A DISTANCE OF .62 FEET; SOUTHWESTERLY, A DISTANCE OF 19.43 FEET; NORTHWESTERLY A DISTANCE OF .70 FEET; SOUTHWESTERLY, A DISTANCE OF 1.22 FEET; SOUTHEASTERLY A DISTANCE OF .75 FEET; SOUTHWESTERLY A DISTANCE OF 40.82 FEET; NORTHWESTERLY, A DISTANCE OF 7.10 FEET; SOUTHWESTERLY, A DISTANCE OF 3.70 FEET; NORTHWESTERLY, A DISTANCE OF 9.05 FEET; NORTHEASTERLY, A DISTANCE OF 4.41 FEET; SOUTHEASTERLY, A DISTANCE OF 4.35 FEET; NORTHEASTERLY, A DISTANCE OF 4.70 FEET; NORTHWESTERLY A DISTANCE OF 4.30 FEET; NORTHEASTERLY, A DISTANCE OF 8.05 FEET; SOUTHEASTERLY, A DISTANCE OF 2.65 FEET; NORTHEASTERLY, A DISTANCE OF 26.40 FEET; NORTHWESTERLY, A DISTANCE OF 3.47 FEET; NORTHEASTERLY, A DISTANCE OF 13.83 FEET; SOUTHEASTERLY, A DISTANCE OF 1.42 FEET; NORTHEASTERLY, A DISTANCE OF 12.83 TO THE POINT OF BEGINNING.

WEST TOWN CENTER TWO LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS TO PARCEL 2 (RETAIL PARCEL):

THAT PART OF LOTS 21 IN THE J. P. FISH'S SUBDIVISION OF LOTS 1 AND 2 IN ASSESSOR'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHEAST $\frac{1}{4}$ AND THE EAST $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 21, BEING ALSO A POINT ON THE SOUTHWESTERLY LINE OF NORTH MILWAUKEE AVENUE DISTANT 189.99 FEET SOUTHEASTERLY FROM ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF NORTH PAULINA STREET; THENCE WESTELY ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE, A DISTANCE OF 7.79 FEET; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 56 MINUTES 44 SECONDS MEASURED CLOCKWISE, SOUTHEASTERLY TO SOUTHWESTERLY A DISTANCE OF .30 FEET TO A POINT ON THE EXTERIOR FACE OF A FOUR STORY BRICK BUILDING COMMONLY KNOWN AS 1232-40 NORTH MILWAUKEE AVENUE IN CHICAGO; THENCE CONTINUING SOUTHWESTERLY ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF .95 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE ALONG THE INTERIOR FACES OF THE WALLS OF THE ENCLOSED SPACE DESCRIBED HEREIN, THE FOLLOWING COURSES AND DISTANCE; ALL AT RIGHT ANGLES TO EACH OTHER UNLESS NOTED OTHERWISE; SOUTHEASTERLY A DISTANCE OF 15.48 FEET; SOUTHWESTERLY, A DISTANCE OF 3.25 FEET; NORTHWESTERLY, A DISTANCE OF .60 FEET; SOUTHWESTERLY, A DISTANCE OF 1.80 FEET; SOUTHEASTERLY A DISTANCE OF .62 FEET; SOUTHWESTERLY, A DISTANCE OF 19.43 FEET;; NORTHWESTERLY A DISTANCE OF .70 FEET; SOUTHWESTERLY, A DISTANCE OF 1.22 FEET; SOUTHEASTERLY A DISTANCE

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ADDENDUM "A" (CONT.'D)

OF .70 FEET; SOUTHWESTERLY, A DISTANCE OF 40.82 FEET; NORTHWESTERLY, A DISTANCE OF 7.10 FEET; SOUTHWESTERLY, A DISTANCE OF 3.70 FEET; NORTHWESTERLY A DISTANCE OF 9.05 FEET; NORTHEASTERLY, A DISTANCE OF 4.41 FEET; SOUTHEASTERLY, A DISTANCE OF 4.35 FEET; NORTHEASTERLY, A DISTANCE OF 4.70 FEET; NORTHWESTERLY A DISTANCE OF 4.30 FEET; NORTHEASTERLY, A DISTANCE OF 8.05 FEET; SOUTHEASTERLY, A DISTANCE OF 2.65 FEET; NORTHEASTERLY, A DISTANCE OF 26.40 FEET; NORTHWESTERLY, A DISTANCE OF 3.47 FEET; NORTHEASTERLY, A DISTANCE OF 13.83 FEET; SOUTHEASTERLY, A DISTANCE OF 1.42 FEET; NORTHEASTERLY, A DISTANCE OF 12.83 TO THE POINT OF BEGINNING.

PIN: 17-06-235-043-0000, 17-06-235-044-0000, 17-06-235-045-0000

COMMONLY KNOWN AS: 1232-40 NORTH MILWAUKEE AVE, CHICAGO, ILLINOIS