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Doc# 1727946304 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/06/2017 11:39 AM PG: 1 OF 4

Prepared by and Mail to:  
Commercial Loan Dept.  
Republic Bank of Chicago  
2221 Camden Ct.  
Oak Brook, IL 60523

## MODIFICATION AND EXTENSION AGREEMENT

THIS AGREEMENT made as of this 28<sup>th</sup> day of June, 2017 between REPUBLIC BANK OF CHICAGO, an Illinois banking corporation, hereinafter called Bank, and CHICAGO PROPERTIES & INVESTMENTS, L.L.C., the Owner of the property and/or the Obligor under the Note, and Helmuth A. Stahlecker and Karen S. Stahlecker, currently, the Guarantors, all of which are hereinafter collectively called Second Party. WITNESSETH:

THAT WHEREAS, Bank is the owner of that certain Note in the amount of \$258,000.00 dated March 31, 2006, secured either in whole or in part by a Mortgage recorded as Document No. 0610742014, covering the real estate described below:

LOT 4 IN BLOCK 8 IN HOEPE & KERFF'S RESUBDIVISION OF BLOCKS 8 AND 11 IN THE TOWN OF SCHLESWIG, A SUBDIVISION OF THE EAST 40 ACRES OF THE SOUTH 41.70 ACRES OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

Commonly known as: 2847 W. Dickens, Chicago, Illinois 60647  
PIN: 13-36-121-009-0000

WHEREAS, the parties hereto wish to modify the terms of said Note and Mortgage by removing Karen S. Stahlecker as Guarantor and as otherwise 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 One Hundred Ninety Eight Thousand Four Hundred Sixty Five and 20/100 DOLLARS (\$198,465.20).
2. Upon execution of this agreement by all parties and the payment of all fees, the Bank agrees to cancel the Guaranty of Karen S. Stahlecker and to delete all references to her as part of Second Party.
3. That the Interest Rate of such Note will remain the same at the existing Interest Rate of 2.875% over the floating One Year Treasury Bill.
4. The monthly tax escrow payment in the amount of Three Hundred Ninety-Three and 42/100 Dollars (\$393.42) will resume on July 1, 2017 and continue on the 1<sup>st</sup> day of each

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and every month thereafter, subject to annual adjustment based upon an analysis of the tax bill.

5. **Cross-Collateralization:** In addition to the Note, the Mortgage shall secure all obligations, debts and liabilities, plus interest thereon, of Second Party, or any one or more of them, to Lender as well as all claims by Lender against Second Party or any one or more of them, to Lender whether now existing or hereafter arising, whether related or unrelated to the purpose of the Note, whether voluntary or otherwise, whether due or not due, direct or indirect, determined or undetermined, absolute or contingent, liquidated or unliquidated, whether Second Party may be liable individually or jointly with others, whether obligated as guarantor, surety, accommodation party or otherwise, and whether recovery upon such amounts may be or hereafter may become barred by any statute of limitations, and whether the obligation to repay such amounts may be or hereafter may become otherwise unenforceable (the "Other Indebtedness").
6. **Cross Default:** If Second Party is in default under the Other Indebtedness or under any document, instrument or agreement securing the same, it shall be deemed a default under the Note and Mortgage. If Second Party shall be in default under the Note, Mortgage or any document, instrument or agreement securing the same, it shall be deemed a default under the Other Indebtedness and under any mortgage, document, instrument or agreement securing the same.
7. This agreement is subject to Second Party paying Bank a flood determination fee of \$25.00, and a loan documentation fee of \$250.00, Total due with Modification: \$275.00

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.

Guarantor ratifies and affirms the guaranty of payment executed in conjunction with the Note ("Guaranty") and hereby agrees that the Guaranty is in full force and effect. The Guaranty continues to be the valid and binding obligation of Guarantor, enforceable in accordance with its terms and that Guarantor has no claims or defenses to the enforcement of the rights and remedies of Bank thereunder, except as provided therein. Anything herein or therein contained to the contrary notwithstanding, if the Guaranty contains authority to confess judgment, the authority to confess judgment shall be expressly limited to the indebtedness due under the Note, and all extensions, renewals, substitutions, or modifications thereof, together with attorneys' fees and costs. The foregoing limitation shall apply only to the authority to confess judgment under the Guaranty and shall in no way limit, constrain or interfere with any of the Bank's other rights hereunder or under the Guaranty.

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.

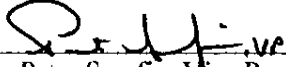
Notwithstanding the foregoing, Second Party expressly waives any defenses which it now has or may have or assert. Furthermore, in order to induce Bank to enter into this agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Second Party does hereby release, remise 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.

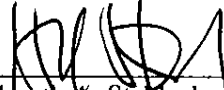
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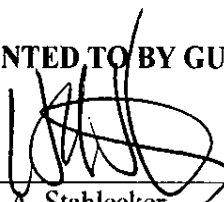
IN WITNESS WHEREOF, this instrument is executed the date and year first above written.

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

**SECOND PARTY:**  
CHICAGO PROPERTIES &  
INVESTMENTS, L.L.C.

BY:   
Peter Scrafin, Vice President

BY:   
Helmuth A. Stahlecker  
Manager

**CONSENTED TO BY GUARANTORS:**  
  
Helmuth A. Stahlecker

Property of Cook County Clerk's Office

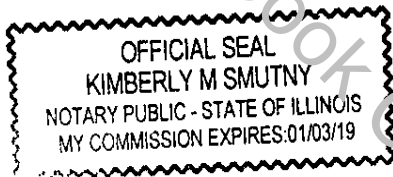
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STATE OF ILLINOIS }  
COUNTY OF DePaul } ss

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that the above named PETER SERAFIN 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 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 15 day of Sept, 2017

Kimberly M Smutny  
Notary Public



STATE OF ILLINOIS }  
COUNTY OF COOK } ss

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that HELMUTH A. STAHLCKER, 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 15 day of September, 2017



Maria L Villafane  
Notary Public