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Doc#: 2324113100 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 10:08 AM Pg: 1 of 6

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

MODIFICATION AND EXTENSION AGREEMENT

THIS AGREEMENT made as of this 12th day of September, 2022 between REPUBLIC BANK OF CHICAGO, an Illinois banking corporation, and Revelis & Kanellopoulos Building Partnership, Vasilios Kanellopoulos, Vasilios Revelis and Konstantina Pantelis the Borrowers, Vasilios Revelis and Vasilios Kanellopoulos DBA Uptown Pizza, Ekaterini Revelis, Aspasia Karantonis and Konstantina Kanellopoulos, as (Additional Borrowers) and Chicago Title Land Trust Company, Successor Trustee under Trust Agreement Dated September 2, 1988 and known as Trust Number 106387-08, Owner of the collateral, which are hereinafter collectively called Second Party, WITNESSETH:

THAT WHEREAS, Bank is the owner of that certain Note in the amount of \$543,000.00 dated July 2, 2014 secured either in whole or in part by a Mortgage and Assignment of Rents recorded as Document Nos. 1418955046 and 1418955047, respectively and all renewals and modifications covering the real estate described below:

LOTS 74, 75 AND 76 IN THE WILLIAM DEERING SURRENDEN SUBDIVISION EXCEPT THE SOUTH 65 FEET THEREOF IN THE WEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1017-1031 West Wilson Ave., Chicago, IL 60640
PIN: 14-17-219-014-0000

WHEREAS, the parties hereto wish to modify the terms of said Note and Mortgages by extending the maturity thereof, increasing the rate of interest charged thereunder, and calculating the principal of interest payments based upon a 12 year amortization schedule 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:

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1. As of the date hereof, the amount of the principal indebtedness is Four Hundred One Thousand Four Hundred Eighty-Eight and 17/100 Dollars (\$401,488.17).
2. The maturity date of the Note and Mortgage hereinbefore described is hereby extended from July 2, 2022 to July 2, 2027.
3. The nominal Interest Rate of such Note is hereby modified from the existing Interest Rate of 5.00% to the new Interest Rate of 5.50% effective July 2, 2022.

Actual interest shall be calculated on the basis of a 365/360 day year; which is to say that by applying the ratio of the rate of interest charged over a year of 360 days, multiplied by the outstanding principal balance, multiplied by the actual number of days the principal balance is outstanding. All sums received by the Lender shall be applied first to costs then accrued interest and then to principal.

4. Upon the full-performed execution and delivery of this Agreement, the Lender shall remove Ekaterini Revelis as a Borrower under the Note.
5. Upon the full-performed execution and delivery of this Agreement, the Lender shall remove Konstantina Panelis as a Borrower under the Note.
6. Upon the full-performed execution and delivery of this Agreement, the Lender shall remove Aspasia Karantonis as a Borrower under the Note.
7. Upon the full-performed execution and delivery of this Agreement, the Lender shall remove Konstantina Kanellopoulos as a Borrower under the Note.
8. The new monthly payment will be in monthly installments of principal and interest in the amount of Three Thousand Eight Hundred Thirty-One and 72/100 Dollars (\$3,831.72) each beginning August 2, 2022 and continuing on the 2nd day of each and every month thereafter, except that all sums due, if not sooner paid, shall be due and payable on July 2, 2027.
9. The new monthly tax escrow payment in the amount of Four Thousand Four Hundred Eighty-Seven and 00/100 Dollars (\$4,487.00) and will begin on August 2, 2022 and continue on the 2nd day of each and every month thereafter, subject to annual adjustment based upon an analysis of the tax bill.
10. The agreement is subject to Second Party paying Lender fees as set forth in the disbursement statement presented to Second Party.

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.

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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.

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

BANK:

REPUBLIC BANK OF CHICAGO, an
Illinois banking corp.

BY:


Anthony Denos

Assistant VP/Commercial Loan Officer

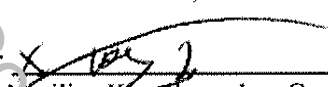
SECOND PARTY:

Revelis & Kanellopoulos Building Partnership

By:



Vasilios Revelis, General Partner

By:

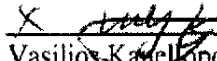

Vasilios Kanellopoulos, General Partner

Vasilios Revelis and Vasilios Kanellopoulos
DBA Uptown Pizza, Inc.

By:


Vasilios Revelis

By:


Vasilios Kanellopoulos


Vasilios Kanellopoulos, Individually


Vasilios Revelis, Individually

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CONSENTED BY GRANTOR:

Chicago Title Land Trust Company,
Successor Trustee Under Trust
Agreement Dated September 2, 1988
And known as Trust No. 106387-08



By Jill M. Harding 9-20-22
Authorized Signer

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

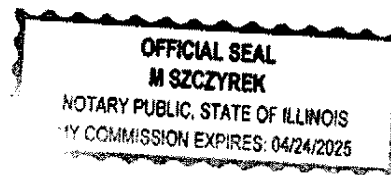
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STATE OF ILLINOIS]
] ss
 COUNTY OF Cook]

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that ANTHONY 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 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 20 day of September, 2022

M. Szczurek
 Notary Public

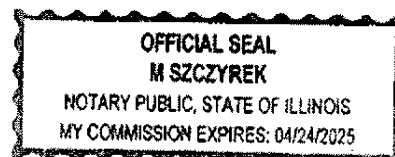


STATE OF ILLINOIS]
] ss
 COUNTY OF Cook]

I, THE UNDERSIGNED, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that VASILIOS KANELLOPOULOS 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 19 day of September, 2022

M. Szczurek
 Notary Public



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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 VASILIOS REVELIS, 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 19 day of September, 2022

A. Seydel

Notary Public

