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1. The unpaid principal balance of the Note is currently Fifty Thousand Dollars and no/100***** (\$50,000.00).

2. The maturity of the Note is hereby extended from April 8, 1989 until April 8, 1990.

3. Interest shall be payable on the Note, as extended, at the rate of Prime plus two and a half (P+2.5%) per cent per annum. Interest after maturity whether by acceleration or otherwise, shall be at the rate of Prime plus four and a half (P+4.5%) per cent per annum.

4. Interest payments shall be made monthly beginning May 8, 1989 and continuing on the same day of each month thereafter. A final payment of the remaining unpaid principal balance plus all accrued interest thereon, shall be due on April 8, 1990.

5. All other terms and conditions of the Note and the aforesaid Mortgage are hereby incorporated by reference herein and in all respects the Note and Mortgage, except as hereby modified, shall remain unchanged and continue in full force and effect.

6. Mortgagor represents and warrants that (a) there has been no default under the Note, Mortgage or any other Loan document, nor has there been an event, which is continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Mortgagor, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally

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MODIFICATION OF MORTGAGE NOTE AND MORTGAGE

WHEREAS, BANK OF BUFFALO GROVE, an Illinois Corporation (herein referred to as "Bank") has loaned to BID-NET CHICAGO, INC the sum of Fifty Thousand Dollars and no/100***** (\$50,000.00) (the "Loan") as evidenced by a Revolving Note and Loan Agreement dated, April 8, 1988 (the "Note"), and secured by a Mortgage dated April 8, 1988, and recorded in the office of Recorder of Deeds in Cook County, Illinois on April 29, 1988 as Document Number 88180290 (the "Mortgage") covering the following described premises:

Lot 380 in Strathmore Buffalo Grove Unit 3, Section 5 and 6, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 8, 1968 as document 20400443 in Cook County, Illinois.

P.T.I. 03-05-113-010

WHEREAS, the Mortgagor has requested, and Bank has agreed to an extension of maturity of the Loan.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

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or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

7. Mortgagor, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note and the Mortgage.

8. This Agreement is conditioned upon and shall only be effective upon receipt by the Mortgagee of a title insurance policy issued by a title insurance company acceptable to the Mortgagee, that insures the same lien priority as the prior mortgage, as well as payment of any and all title charges, recording fees, points and other costs and expenses relating to the extension of the maturity and/or modification of the terms and conditions of the aforesaid Loan.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 8th day April 1989.

BANK OF BUFFALO GROVE:

BY: Norma Malisani
Norma Malisani, Vice President

Attest: _____

BY: Phillip E. Berger
Phillip E. Berger

BY: Gloria A. Berger
Gloria A. Berger

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STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, Cynthia M. Smogor, as Notary Public in and
for said County, in the State aforesaid, do hereby certify that

Norma Majisoni, Vice President of
(Name) (Title)

THE BANK OF BUFFALO GROVE, and _____,
(Name) (Title)

and personally know to me to be the same person(s) whose name is subscribed to
the foregoing instrument as such Vice President, and _____
(Title) (Title)

appeared before me this day in person and acknowledged that they signed and
delivered said instrument as they own free and voluntary act of said Bank,
for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 8th day of

April 1989.

Cynthia M. Smogor
Notary Public

My Commission expires:

3/3/92

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STATE OF ILLINOIS

SS.

COUNTY OF Cook County

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Phillip E. Berger and Gloria A. Berger who are personally known to me to be the same person(s) whose name(s) (are)(is) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that They signed and deliver the said instruments as Their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 8th days of April, 1989

My commission Expires:

3/3/92

Cynthia M. Smogor
Notary Public

This Document Prepared by: Cynthia M. Smogor

Address of Property:

Record and Return to: Bank of Buffalo Grove
10 E. Dundee Road
Buffalo Grove, IL 60089

105 Timberhill Drive
Buffalo Grove, IL 60089

P.I.I. # 03-05-113-010



"OFFICIAL SEAL"
Cynthia M. Smogor
Notary Public, State of Illinois
My Commission Expires March 3, 1992

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COOK COUNTY RECORDER

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STATE OF)
COUNTY OF) SS

I, _____, as Notary Public in and
for said County, in the State aforesaid, do hereby certify that
_____ and _____,
of _____ who are personally known to me to be the
same person(s) whose name(s) are subscribed to the foregoing instrument
as he and _____ of said corporation appeared
before me this day in person and acknowledged that they signed the said
instrument as their own free and voluntary act and the free and voluntary
act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____
day of _____, 1989.

Notary Public

My Commission Expires:

THIS DOCUMENT PREPARED BY
AND RECORD AND RETURN TO:

ADDRESS OF PROPERTY: