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MODIFICATION AND EXTENSION AGREEMENT

THIS AGREEMENT, made this 1st day of September, 1990 by and between THE FIRST COMMERCIAL BANK, hereinafter called the "Mortgagee", and CHICAGO TITLE AND TRUST COMPANY, an Illinois Corporation, as Trustee under Trust Agreement dated June 3, 1985 and known as Trust Number 1086705, hereinafter called the "Obligor":

WITNESSETH:

WHEREAS, the Mortgagee is now the owner of the following certain mortgaged indebtedness of the Obligor:

Installation Note for the original principal sum of SIXTY THOUSAND AND NO/100THS DOLLARS (\$60,000.00), secured by a Trust Deed dated July 20, 1985; and

WHEREAS, the Obligor is now the owner of said mortgaged real estate (described in Exhibit A attached hereto and made a part hereof) securing the above described obligations and is in possession thereof; and

WHEREAS, there will remain unpaid on account of said Trust Deed indebtedness the principal sum of FIFTY SIX THOUSAND NINE HUNDRED THIRTY AND 15/100 DOLLARS (\$56,930.15) as of September 1, 1990; and

WHEREAS, the parties hereto desire to modify, alter and amend the provisions of said Trust Deed and any obligation or obligations secured thereby with respect to the terms of payment of the obligation.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, including, but not limited to the Mortgagee's receipt of the personal guarantee of Helen Sikaras, the receipt of which is hereby acknowledged, it is agreed that said original obligation dated July 20, 1985, and which said Trust Deed was recorded on August 29, 1985 as Document Number 85167207, be and the same hereby are modified, altered and amended in a manner so that the Obligor, on behalf of itself and its successors in title, does hereby agree to pay the Mortgagee, its successors and assigns the unpaid principal balance of the obligation in the principal sum of FIFTY SIX THOUSAND NINE HUNDRED THIRTY AND 15/100 DOLLARS (\$56,930.15) and interest on the balance of principal remaining from time to time unpaid at the rate of 10.5% per annum in installments as follows:

Five Hundred Sixty Seven and 68/100 Dollars (\$567.68) on the 1st day of September, 1990, and Five Hundred Sixty Seven and 68/100 Dollars (\$567.68) on the 1st day of each month thereafter, except that a final payment of principal and interest, if not sooner paid, shall be due and payable on the 1st day of September, 1995.

15.00

IT IS FURTHER EXPRESSLY AGREED that in all other respects, the said Trust Deed and any obligation or obligations secured thereby, as modified, shall remain unchanged and in full force and effect, and that, in particular, nothing herein contained shall be construed to impair the remedies to the Note Holder after Obligor's default.

THIS AGREEMENT shall not become operative and shall be null and void if its execution and recording shall result in the loss to the Note Holder of the priority position of the Trust Deed securing said Note. Any written declaration executed by the Note Holder and recorded to the effect that this Modification Agreement threatens the priority position of said Trust Deed shall be sufficient to rescind this Agreement and expunge the effect of its recording.

MAIL TO:
FIRST COMMERCIAL BANK
6945 N. CLARK STREET
CHICAGO, IL 60626
ATTN: ALAN SHARE

Box 377

983-292-21 (85-04051) SAFECO

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IN WITNESS WHEREOF, the Obligor has caused this instrument to be executed on its behalf by its duly authorized officers, and the Mortgagee has caused this instrument to be executed on its behalf by its duly authorized agents, which have affixed their hands and seals, all on the day and year first hereinabove written.

CHICAGO TITLE AND TRUST COMPANY, not personally, but as Trustee as aforesaid. ("Obligor")

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in force purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee, and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Chicago Title and Trust Company, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, Chicago Title and Trust Company, not personally but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY, As Trustee as aforesaid and not personally, TR# 1086705

By: *[Signature]* ASSISTANT VICE PRESIDENT
Attest: *[Signature]* ASSISTANT SECRETARY

Corporate Seal

STATE OF ILLINOIS, SS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, a corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person, 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 Company for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary, as such free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22nd day of 12 1990
[Signature]
Notary Public



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KATHERINE SIKARAS

Katherine Sikaras

HELEN SIKARAS

Helen Sikaras

FRANK SIKARAS

Frank Sikaras

The undersigned endorser or endorsers, guarantor or guarantors, or other secondary obligor or obligors, including any original unleased borrower or borrowers, hereby consent to the foregoing loan modification and extension agreement and further agree that the collateral assignment of beneficial interest in Trust #1086705 to Mortgagee shall remain in full force and effect.

CONSENT TO LOAN MODIFICATION

GREGORY D. FARM, FIRST VICE PRES. & CASHIER

ATTEST

ALAN M. SHARE, FIRST VICE PRESIDENT

Alan M. Share

THE FIRST COMMERCIAL BANK
("Mortgagee")

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STATE OF ILLINOIS)
)SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named _____ and _____ of CHICAGO TITLE AND TRUST COMPANY, an Illinois Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____ 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 corporation, for the uses and purposes therein set forth; and the said _____, as custodian of the Corporate Seal of said corporation, caused the corporate seal of said corporation to be affixed to said instrument pursuant to authority given by the Board of Directors of said corporation, as said _____ own free and voluntary act and as 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 _____, 1990.

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Alan M. Share, First Vice President of THE FIRST COMMERCIAL BANK, and Gregory D. Salm, First Vice President & Cashier of said Bank, are personally known to me to be the same persons whose names are 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 own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 24th day of Sept., 1990.



Ziva Grunfeld

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF C O O K)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Frank Sikaras and Helen Sikaras, his wife and Katherine Sikaras are personally known to me to be the same persons whose names are 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.

GIVEN under my hand and Notarial seal this 24th day of Sept., 1990.



Ziva Grunfeld

NOTARY PUBLIC

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EXHIBIT A

LOT 16 IN BLOCK 3 IN MEISTER NEIBERG RESUBDIVISION OF PART OF UNITED REALTY COMPANY'S "GLENAYRE GARDEN" IN THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.A. 905 Leamington, Glenview, IL

PIN: 05-31-401-049

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