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EXTENSION AGREEMENT

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This Agreement, made as of this 24th day of January, 1990, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a National Banking Association under the laws of the United States of America, ("Lender"), and the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, not personally, but as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Trustee in pursuance of a Trust Agreement dated July 24, 1989 and known as Trust Number 108916-04 ("Borrower").

WITNESSETH:

\$16.00

Whereas, the "Borrower" heretofore executed a certain Mortgage dated the 28th day of July, 1989 and recorded the 14th day of August, 1989, in the office of the Recorder of Deeds of Cook County, Illinois, as Document #89375182, conveying real estate, in the County of Cook, State of Illinois, legally described in Exhibit "A" attached hereto and made apart hereof by this reference; which said Mortgage was given to secure the payment of a Note executed by the Borrower in the sum of SIX HUNDRED FORTY THOUSAND AND NO/100S (\$640,000.00) DOLLARS.

Whereas, said Mortgage securing said Note is a valid and subsisting lien of the premises described in said Mortgage, for the principal sum \$640,000.00. And

Whereas, the said Note by its terms is due and payable on the 31st day of January, 1990. And

Whereas, the parties hereto have agreed upon an extension of time in said Note and Mortgage upon the terms and conditions hereinafter set forth. Now

Therefore, in consideration of the premises and the mutual promises and agreements hereinafter made by and between the parties hereto, the said parties do hereby mutually promise and agree as follows:

1. The principal balance outstanding as of January 24, 1990 is SIX HUNDRED FORTY THOUSAND AND NO/100S (\$640,000.00) DOLLARS
2. The due date of January 31, 1990 is hereby extended to March 31, 1990.

And the said parties hereto further mutually agree that all provisions, stipulations, powers and covenants in said Note and in the Mortgage contained, as modified by said Extension Agreement, shall stand and remain unchanged and in full force and effect for and during said extended period, except only as the same are herein and hereby specifically varied or amended; and further that in the event of a failure to pay the same principal sum of \$640,000.00 or so much as is here outstanding as herein provided, or to keep, fulfill or perform any or all of the covenants and agreements contained in said Mortgage, then the whole of said principal sum shall, at the election of the holder of said Note, become at once, without notice, due and payable and may be collected together with all accrued interest thereon, in the same manner as if said extension had not been granted, anything hereinbefore contained to the contrary notwithstanding.

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And it is expressly understood and agreed by and between the parties hereto that the covenants and agreements herein contained shall bind, and inure, to the respective heirs, executors, administrators, legal representatives and assigns of the said parties hereto.

In witness whereof, the said parties hereto have signed, sealed and delivered these presents on the day and year first above written.

Lender
American National Bank & Trust
Company of Chicago

By: Frank Marbur

Attest:

Jan [Signature]
Asst. Secretary

Borrower
American National Bank and
Trust Company of Chicago, not
personally, but solely as
Trustee under Trust #108916-04

By: [Signature]
W. MICHAEL WHELAN

Attest:

[Signature]
STEPHEN DIXON

Consent and Acknowledgment of Guarantors:

[Signature]
Marcel Freiden
[Signature]
Lawrence M. Silver

[Signature]
Thomas G. McCarthy

This instrument prepared by and after recording return to:

Sarah E. Cowlin
American National Bank & Trust
33 N. LaSalle Street
Chicago, IL 60690

COOK COUNTY, ILLINOIS

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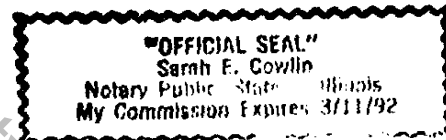
STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, Sarah E. Cowlin, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Bruce F. Martin, Vice President of American National Bank and Trust Company of Chicago, a national banking association, and James E. Phillip, Assistant Secretary of said national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the use and purposes therein set forth; and the said Vice President did also then and there acknowledge that he as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his own free and voluntary act, and as the free and voluntary act of said national banking association, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of January, 1990.

Sarah E. Cowlin
Notary Public

My commission expires:



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STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, Sarah E. Cowlin, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that J. Michael Whelan, a Trust Officer of American National Bank and Trust Company of Chicago, and Stephen Dixon, Assistant Secretary of said Company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as free and voluntary act of said Company, as Trustee and aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that he, as custodian of the corporate seal of said company, did affix the corporate seal of said company to said instrument as his own free and voluntary act and as the free and voluntary act of said company as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of January, 1990.

Sarah E. Cowlin
Notary Public

My commission expires:



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EXHIBIT A

PARCEL 1:

A STRIP OF LAND APPROXIMATELY 50 FEET IN WIDTH, LOCATED IN THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING IN CHICAGO, COOK COUNTY, ILLINOIS, AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF THE INTERSECTION OF RACINE AVENUE AND SCHOOL STREET IN CHICAGO; THENCE WEST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 244 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26 DEGREES 45 MINUTES EAST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 530 FEET TO THE WEST LINE OF RACINE AVENUE; THENCE NORTH ALONG THE WEST LINE OF RACINE AVENUE FOR A DISTANCE OF APPROXIMATELY 109 FEET; THENCE SOUTH 26 DEGREES 45 MINUTES WEST, MORE OR LESS, FOR A DISTANCE OF APPROXIMATELY 69 FEET TO THE NORTH LINE OF SCHOOL STREET; THENCE EAST ALONG THE NORTH LINE OF SCHOOL STREET FOR A DISTANCE OF APPROXIMATELY 60 FEET TO THE POINT OF BEGINNING, BEING PART OF THAT PROPERTY CONVEYED BY MARK SKINNER AND ELIZABETH W. SKINNER TO CHICAGO AND EVANSTON RAILROAD COMPANY (GRANTOR'S PREDECESSOR IN INTEREST) BY DEED DATED NOVEMBER 16, 1882 AND RECORDED DECEMBER 11, 1882 IN BOOK 1276, PAGE 457. (EXCEPT FROM SAID STRIP OF LAND THE SOUTHWESTERLY 300.0 FEET THEREOF AS MEASURED ON THE EASTERLY AND WESTERLY LINES THEREOF AND EXCEPT THAT PART THEREOF LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE WEST LINE OF RACINE AVENUE THROUGH A POINT THEREIN 42.56 FEET SOUTH OF THE MOST NORTHERLY CORNER OF SAID STRIP) IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 2:

ALL OF LOTS 24, 25, 26, 27, 28 AND LOT "A" IN BLOCK 8 IN WILLIAM J. GOUDY'S SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RIGHT OF WAY OF CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD, EXCEPTING, HOWEVER, THAT PART OF LOT "A" AND LOT 25 IN BLOCK 8 IN SAID SUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT "A"; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT "A" TO THE NORTH LINE OF RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY 47.84 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID RIGHT OF WAY 34.10 FEET; THENCE NORTH ALONG A LINE DRAWN TO A POINT 52.44 FEET WEST OF THE NORTH EAST CORNER OF SAID LOT "A" 52.79 FEET TO THE NORTH LINE OF LOT 25; THENCE EAST ALONG THE NORTH LINE OF LOT 25 AND LOT "A" TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1205 West Roscoe, Chicago, Illinois

PIN: 14-20-323-038 (Parcel 1), 14-20-319-035 (Lot 24, Parcel 2) and 14-20-319-036 (Parcel 2)

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