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EXTENSION AGREEMENT

This Extension Agreement effective this 10th day of February, 1991, between BROADMOOR REALTY CORP., an Illinois corporation, hereinafter referred to as "Mortgagor" and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, hereinafter "Mortgagee".

DEPT. OF RECORDING
751111 TRAN 3823 05/02/91 16:20:00 \$16.00
#9755 # A *-91-206825
COOK COUNTY RECORDER

W I T N E S S E T H

WHEREAS, on March 16, 1990, Borrower executed in favor of Lender, a Mortgage subsequently recorded on March 20, 1990, in the Office of the Recorder of Deeds of Cook County as Document No. 90123453, concerning real estate, legally described hereto as Exhibit A and incorporated herein. This Mortgage was given by Borrower to secure payment to Lender of a Promissory Note in the principal sum of SIX HUNDRED THOUSAND AND NO/100's (\$600,000.00) DOLLARS.

WHEREAS, this Mortgage is a valid lien on the premises described in said Mortgage, for the principal sum of (\$600,000.00).

WHEREAS, the Mortgage has become due and payable on February 10, 1991.

WHEREAS, the principal balance outstanding as of February 10, 1991 is Five Hundred Ninety Six Thousand Eight Hundred Twenty Six Dollars and 04/100's (\$596,826.04) Dollars.

NOW THEREFORE, for ten dollars and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereby mutually agree as follows:

1. The due date of the above referenced Mortgage is hereby extended to and including May 10, 1991.

The parties hereto further mutually agree that all provisions, stipulations, powers and covenants in the Mortgage shall remain in full force and effect for and during said extended period, except only as specifically varied or amended above. In the event of a failure to pay the principal balance outstanding of \$596,826.04, or the outstanding balance including accrued interest, 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 or the outstanding balance, including accrued interest shall, at the election of the holder of the Mortgage, become at once, without notice, due and payable and may be collected together with all accrued interest and collection costs thereon, in the same manner as if this extension had not been granted, anything hereinbefore to the contrary notwithstanding.

It is expressly understood and agreed by and between the parties hereto that the covenants and agreements herein contained shall bind and incure, to the respective heirs, of the said parties

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hereto.

In witness whereof, the parties hereto have signed, sealed and delivered this extension on this 25 day of March, 1991.

"Lender"
American National Bank & Trust
Company of Chicago

By: [Signature]
Its: Vice President

Attest:

[Signature]

"Borrower"
Broadmoor Realty Corp., an
Illinois Corporation.

By: [Signature]
Its: [Signature]

Attest:

[Signature] VP

~~After recording please return to:~~
~~Prepared by:~~

Pat Kustec
American National Bank
33 N. La Salle Street
Chicago, Illinois 60690

PIN No's.
11-29-105-018-0000
11-29-105-017-0000
~~11-29-106-012-0000~~
~~11-29-106-010-0000~~
~~11-29-106-011-0000~~

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EXHIBIT "A"

Real Estate

Lots 34, 35, 36, and 37 in Germania Addition to Evanston, being a subdivision of Blocks 2 and 3 of Dreyer's Lake Shore Addition to Evanston and that part of the North West 1/4 of Section 29, Township 41 North, Range 14 East of the Third Principal Meridian, lying North of The Indian Boundary Line and the South and West of said Blocks 2 and 3 in Cook County, Illinois.

1100 N. Bosworth Ave.
Chicago, Illinois

11-29-105-017 (Lot 37)
11-29-105-018 (Lots 34, 36 & 35)

Property of Cook County Clerk's Office

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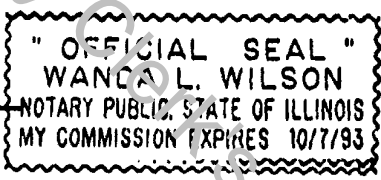
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, Wanda L. Wilson, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James J. Sadowski and James H. Sadowski personally known to me as the President and Vice President, respectively, of BROADMOOR REALTY DEVELOPMENT CORP., an Illinois Corporation, 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 and delivered the said instrument as their own free and voluntary acts, and as the use and purposes therein set forth; and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by them, as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25th day of April, 1991.

Wanda L. Wilson
Notary Public

My commission expires:
April 7, 1993



Office

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Property of Cook County Clerk's Office

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, Patricia A. Kustec, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Michael J. Revoid, Vice President of American National Bank and Trust Company of Chicago, a national banking association, and Terry A. Senger, 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 25th day of March, 1991.

Patricia A. Kustec
Notary Public

My commission expires:

5-21-94

