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mod/ext.1  
12/14/90

LOAN NUMBER-2048194

MODIFICATION AND/OR EXTENSION AGREEMENT

THIS INDENTURE made the 1st day of August, 1992, by and between FIRST NATIONAL BANK OF CICERO, A National Banking Association the owner of the mortgage or trust deed hereinafter described, and the Note or Notes secured thereby, and Rudogu, Inc., an Illinois Corporation, the owner or owners of the real estate hereinafter described and encumbered by said mortgage or trust deed ("OWNER")

WITNESSETH:

1. The parties hereby agree to extend or modify the terms of payment of the indebtedness evidenced by the principal promissory Note of the Owner in the amount of Ninety-three Thousand and no/100 Dollars (\$93,000.00) dated July 7, 1989, (the "Note") secured by a mortgage or trust deed in the nature of a mortgage recorded July 13, 1989, in the office of the Recorder of Deeds, Cook County, Illinois, as Document Number 89-319498 conveying to FIRST NATIONAL BANK OF CICERO, A National Banking Association, certain real estate located in Cook County, Illinois and described as follows:

Lot 1 in Joseph Kanta's Subdivision of Blocks 1 and 2 in Subdivision of the West 1/2 of the Northeast 1/4 and Lot 2 in Block 2 in E. A. Cumming's and Company's Subdivision of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 29, Township 39 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded June 1, 1914, as Document Number 5427725, in Book 127 of Plats, Page 24, in Cook County, Illinois.

P.I.N.: 16-29-201-001

Commonly Known As: 5921 W. Cermak Road, Cicero, IL 60650

2. The amount remaining unpaid on the indebtedness is \$89,058.48 (the "Indebtedness").

3. The interest provided for in the Note is 12.0% per annum. In consideration of the extension granted hereunder, Owner agrees to pay the indebtedness and interest thereon as follows:

a. \$89,058.48 at the rate of 9.5% per annum on the basis of a year consisting of 360 days;

b. and the entire principal sum and interest from August 1, 1992 shall be payable as follows:

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Installments of principal and interest in the amount of One Thousand Twenty Four and 01/100 dollars (\$1,024.01) beginning on the 1st day of September, 1992, and the 1st day of each month thereafter for the next fifty-eight (58) consecutive months and;

A final payment of the remaining principal and interest balance due and payable on August 1, 1997.

Interest after maturity (whether by reason of acceleration or otherwise) shall be paid on the unpaid principal balance at the rate of 2.0% per annum.

BORROWER SHALL PAY TO THE NOTE HOLDER A LATE CHARGE OF (5%) FIVE PERCENT OF ANY MONTHLY INSTALLMENT NOT RECEIVED BY THE NOTE HOLDER WITHIN 15 DAYS AFTER THE INSTALLMENT IS DUE.

4. This agreement is supplementary to said Mortgage or Trust Deed and said Note. All the provisions thereof, including the right to declare principal and accrued interest due for any cause specified in said Mortgage or Trust Deed or Note, or any other Security Document shall remain in full force and effect except as herein expressly modified. The Owner agrees to perform all the covenants of the grantor or grantors in said Mortgage or Trust Deed, or any other Security Document. The provisions of this indenture shall inure to the benefit of any holder of said Note and shall bind the heirs, personal representatives and assigns of the Owner. The Owner, to the extent permitted by law, hereby waives and releases all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois with respect to said real estate.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this indenture the day and year first above written.

RUDOGU INC. AN ILLINOIS CORPORATION

BY: [Signature]  
Rodolfo Guerrero  
ITS: President

ATTEST:

BY: [Signature]  
James A. Jimenez  
ITS: Secretary

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STATE OF ILLINOIS)  
COUNTY OF COOK ) SS:

I, the undersigned a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Richard C. Gussman, President of Radiophase, Inc., and James A. Kusman, Secretary, respectively, appeared before me this day 23rd person and acknowledged that they signed and delivered the said Instrument as a free and voluntary act of said Company, for the uses and purposes therein set forth; and said James A. Kusman Secretary then and there acknowledged that the said James A. Kusman Secretary as custodian of the corporate seal of said Company, did affix the corporate seal of said Company to said instrument as said James A. Kusman Secretary's own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under hand and Notarial Seal this 23rd day of Oct., 1992

Mariano Rivera, Jr.  
NOTARY PUBLIC

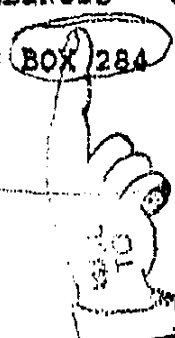
INSTRUMENT PREPARED BY:

WILLIAM C. ANDERSON  
SENIOR VICE PRESIDENT  
FIRST NATIONAL BANK OF CICERO  
6000 WEST CERMAK ROAD  
CICERO, IL 60650



RETURN TO:

FIRST NATIONAL BANK OF CICERO  
6000 WEST CERMAK ROAD  
CICERO, ILLINOIS 60650  
OR  
RECORDER'S BOX 284



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