

Loan No. 7-3549

This Loan Modification Agreement and Amendment to the Note and Mortgage is entered into this 26 day of October, 1992, by and between The National Bank of Greece, S.A., Chicago Branch as Lender and G & S FURS, LTD., d/b/a COSMOS FURS, STAVROS STERGIOU and KLEONIKI STERGIOU, his wife, (As to Parcel 1) and GEORGE ANDRONIKIDIS and ANN ANDRONIKIDIS, his wife (As to an undivided 37 1/2 Percent Interest (As to Parcel 2) and NICHOLAS MUSURLIAN as to an undivided 62 1/2 Percent Interest (As to Parcel 2), as Borrowers.

WHEREAS, the parties hereto have previously entered into various agreements enabling Stavros Stergiou and Kleoniki Stergiou, his wife, George Andronikidis and Ann Andronikidis, his wife, and Nicholas Musurlian, as Aforesaid to borrow monies from Lender, and;

WHEREAS, the Lender has extended SEVENTY FIVE THOUSAND (\$75,000.00) DOLLARS, under the provisions of a Trust Deed dated June 23, 1989 and recorded September 12, 1989 as Document No. 89-427250 in the principal amount of SEVENTY FIVE THOUSAND (\$75,000.00) DOLLARS executed by Stavros Stergiou and Kleoniki Stergiou, his wife, and George Andronikidis and Ann Andronikidis, his wife, and Nicholas Musurlian, which has a principal balance remaining of FORTY NINE THOUSAND EIGHT HUNDRED THIRTY SEVEN and 27/100 (\$49,837.27) DOLLARS and;

WHEREAS, the parties hereto are desirous of renewing said loan on the terms and conditions contained herein; and;

WHEREAS, the parties are hereby entering into this Loan Modification Agreement and Amendment to Note and Mortgage because borrower desires to extend the maturity of the Note for Thirty Six (36) months from the date hereof.

WHEREAS, the parties desire to make other revisions to the terms of the Note and Mortgage, all of which the Lender has agreed to do subject to certain terms and conditions including, but not limited to, a Modification in the interest rate of the Note.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, it is agreed as follows:

- Amendment to the Note and Mortgage. The Note and Mortgage is hereby amended as follows:
 - The principal amount wherever said amount is expressed therein, is hereby amended to provide: FIFTY THOUSAND and 00/100 (\$50,000.00) DOLLARS.
 - The interest rate of the Note wherever said amount is expressed therein is hereby amended to provide: THREE (3%) percent per annum above the prime rate of interest charged from time to time by the Bank and FIVE (5%) percent above the prime rate to interest charged by the bank after default or maturity with a minimum interest rate of Nine (9%) Percent.
 - A monthly payment of ONE THOUSAND SIX HUNDRED and 00/100 (\$1,600.00) or more DOLLARS including interest at the rate specified herein each and every month for 36 consecutive months commencing November 1, 1992 with a final payment of the entire outstanding principal balance plus any accrued interest due if not sooner paid, shall be due and payable on October 1, 1995.
 - If any payment of principal and interest of the unpaid principal balance due under this Note becomes overdue for a period in excess of three (3) days, the Maker shall pay five (5%) percent of the amount of the payments due or fifteen (\$15.00) Dollars whichever is higher, and payments of principal and interest past due for more than thirty (30) days shall bear interest at the rate of prime plus five (5%) percent per annum until paid. This charge will defray part of the increased cost of collection resulting from such late payment. Such late charges will be in addition to and separate from any increase in interest due the Lender as a result of the calculation of the interest due under this Note at the default rate. Interest shall accrue after maturity (whether by acceleration or otherwise) at Five (5%) Percent per annum above the Prime Rate of Interest charged from time to time by the National Bank of Greece, S.A. until the principal balance is fully paid.
- Continued Effectiveness of Documents. In all other respects the Note and Mortgage shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Loan Modification Agreement and Amendment to Note and Trust Deed to be executed on the date appearing on the first page hereof.

National Bank of Greece, S.A.,
Chicago Branch.

By: [Signature]
By: [Signature]
Nicholas Musurlian
G & S Furs, Ltd. d/b/a Cosmos Furs

By: [Signature]
Stavros Stergiou, as President

[Signature]
Stavros Stergiou
[Signature]
Kleoniki Stergiou
[Signature]
George Andronikidis
[Signature]
Ann Andronikidis

RECORDING \$29.50
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45754 * E * -92-873549
COOK COUNTY RECORDER

5132 6116 -10

92-873549

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CONSENT OF GUARANTORS

The undersigned having entered into a Guaranty of Note, Mortgage and Additional Collateral Documents hereby consents to the provisions of the foregoing Loan Modification Agreement and Amendment to Note and Mortgages and agree that their guaranty shall apply to the new loan amount of FIFTY THOUSAND and 00/100 (\$50,000.00) DOLLARS as provided therein, but shall otherwise in no way be altered or impaired thereby, and such Guaranty shall remain in full force and effect and is hereby reaffirmed by the undersigned.

G & S Furs, Ltd. d/b/a Cosmos Furs

By: Stavros Stergiou
Stavros Stergiou, President

Stavros Stergiou
Stavros Stergiou

Kleoniki Stergiou
Kleoniki Stergiou

George Andronikidis
George Andronikidis

Ann Andronikidis
Ann Andronikidis

Nicholas Musurlian
Nicholas Musurlian

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Stavros Stergiou, individually, and as President of G & S Furs, d/b/a Cosmos Furs, Kleoniki Stergiou, his wife, George Andronikidis, Ann Andronikidis, his wife, and Nicholas Musurlian who are personally known to me to be the same persons whose names is subscribed to the foregoing instrument 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 for the use and purposes therein set forth.

Susan E. Gerber
Notary Public

My Commission Expires:

"OFFICIAL SEAL"
SUSAN E. GERBER
Notary Public, State of Illinois
My Commission Expires 6/17/95

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EXHIBIT A
This Rider hereto attached and made a part of the
LOAN MODIFICATION AGREEMENT AND AMENDMENT TO THE
NOTE AND TRUST DEED dated October 1, 1992,
between G & S Fura, d/b/a Cosmos Fura, Stavros Stergiou and Kleoniki,
George Andronikidis, Ann Andronikidis,
Nicholas Mzurlian, and
NATIONAL BANK OF GREECE, S.A.
CHICAGO BRANCH

PARCEL 1: Lot 25 and the West 8 1/3 Feet of Lot 25 in the Resubdivision of Block 21 in the Resubdivision of the Village of Jefferson in the Southeast 1/4 of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY COMMONLY KNOWN AS: 5058 West Argyle, Chicago, Illinois

PIN # 13-09-113-019 Volume 329

PARCEL 2: Lot 7 in Block 2 in Oliver Salinger and Company's 71N Kimball Boulevard Addition to North Edgewater being a Subdivision in the Northeast Fractional 1/4 and in the Northwest Fractional 1/4 of Section 2, Township 40 North, Range 13, East of the Third Principal Meridian lying North and South of the Mazon Boundary Line in Cook County, Illinois.

PROPERTY COMMONLY KNOWN AS: 6237 N. Monticello, Chicago, Illinois

PIN # 13-02-114-007 Volume 318



THIS INSTRUMENT WAS PREPARED BY:
PERRY G. CALLAS
Bishop, Callas & Wagner
550 Woodstock Street.
Crystal Lake, Illinois 60014
(815) 455-0255
2321.Nwg

RECORD and RETURN TO:
Perry G. Callas
Bishop, Callas & Wagner
550 Woodstock Street
Crystal Lake, IL 60014

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Property of Cook County Clerk's Office

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