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EXTENSION AGREEMENT

This EXTENSION AGREEMENT, is made this 31st day of December, 1991 by and between American National Bank and Trust Company of Chicago (the "Lender"), a national bank, the owner of the Mortgage hereinafter described, and American National Bank and Trust Company of Chicago not personally but solely as Trustee under Trust No. 108380-01 dated May 15, 1989 the titleholder of the real estate hereinafter and in said Mortgage described ("Mortgagor").

W I T N E S S E T H:

1. Extension of Loan Maturity Date. The parties hereby agree to extend until December 31, 1992 the maturity date of the indebtedness evidenced by the Installment Note of Mortgagor dated November 30, 1989 as amended by a certain First Amendment thereto dated August 15, 1991 secured, inter alia, by a Mortgage (the "Mortgage") of even date therewith recorded December 28, 1989, in the office of the Recorder of Deeds, Cook County, Illinois as document No. 89618045 conveying to certain real estate in Cook County, Illinois described as follows:

See Exhibit A attached hereto, as amended from time to time.

2. Repayment of Indebtedness. The loan indebtedness of \$7,000,000, or so much thereof as is disbursed from time to time plus interest from this date on the balance of principal remaining from time to time unpaid at the per annum rate of .75 per cent above the Prime Rate (as defined in the Note) of Lender, changing as said Prime Rate changes from time to time, (the "Agreed Rate") shall be paid in installments as follows:

Interest only on the 1st day of January, 1992, and interest only on the 1st day of each month thereafter until said indebtedness is fully paid except that an installment payment of principal in the amount of \$92,500, if not sooner paid, shall be due on March 31, 1992, and an installment payment of principal in the amount of \$90,000, if not sooner paid, shall be due on June 30, 1992, and a final installment of principal and interest if not sooner paid shall be due on December 31, 1992 (the extended "Maturity Date"),

and the Mortgagor in consideration of such extension promises and agrees to pay the entire indebtedness evidenced by the Note and secured by said Mortgage plus interest as and when therein provided, as hereby extended, and to pay interest after Default or maturity at the Default Rate equal to 3 percent above the Agreed Rate; and to pay both principal and interest at such banking house or trust company in the City of Chicago as the holder or holders of the said Note may from time to time in writing appoint, and in default of such appointment then at the office of Lender at 33 N. LaSalle St., Chicago, Illinois 60690. The Maturity Date is subject to further extension for an additional six month period as provided in the Loan Agreement.

3. Acceleration In Case of Default. If any part of said indebtedness or interest thereon be not paid at the maturity thereof as herein provided, or if default in the performance of any other covenant of the Mortgagor shall continue after expiration of any grace period applicable thereto, the entire principal sum secured by said Mortgage, together with the then accrued interest thereon, shall, without notice, at the option of the holder or holders of said Note become and be due and payable, in the same manner as if said extension had not been granted.

4. A Supplementary Agreement. This Extension Agreement is supplementary to said Note and Mortgage. All defined terms in the Mortgage and Note are used herein with the same meaning. All the provisions thereof, including the right to declare principal and accrued interest due for any cause specified in said Mortgage or Note, shall remain in full force and effect except as herein expressly modified. The Mortgagor agrees to and continues to be bound to perform all the covenants in said Note and Mortgage. The provisions of this Extension Agreement shall inure to the benefit of any holder of said Note and shall bind successors and assigns of the Mortgagor.

5. Land Trust Exculpation. This Extension Agreement is executed on behalf of Mortgagor by American National Bank and Trust Company of Chicago, not personally but solely as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as Land Trustee, and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on American National Bank and Trust

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STATE OF ILLINOIS)
COUNTY OF COOK)

I, Mary J. Gonzalez, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT

Company of Chicago personally to pay any indebtedness accruing hereunder, or to perform any covenant, either express or implied herein contained, all such liability, if any, being expressly waived by Lender and by every person now or hereafter claiming any right or security hereunder, and the owner of any indebtedness or cause of action for breach of any warranty, indemnity, representation, covenant, or undertaking accruing hereunder shall look solely to the Trust estate for the payment thereof.

IN TESTIMONY WHEREOF, the parties hereto have signed, sealed and delivered this Extension Agreement the day and year first above written.

Lender:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

By:

Francis Madson
Vice President

Mortgagor:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee under Trust No. 108380-01

By:

[Signature]

Attest:

[Signature]
Asst. Secretary

Attest:

STATE OF ILLINOIS)
COUNTY OF COOK)

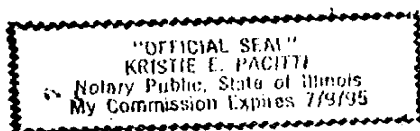
I, Kristie E. Pacitti, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT J. MICHAEL WHELAN and P. JOHANSEN

personally known to me and known by me to be the [Signature] Vice-President and Assistant Secretary respectively of American National Bank and Trust Company of Chicago, in whose name, as Trustee, the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said bank, as Trustee as aforesaid, for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that he/she, as custodian of the corporate seal of said bank, did affix the said corporate seal to said instrument as his/her free and voluntary act and as the free and voluntary act of said bank, as Trustee as aforesaid for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25 day of FEB 1992.

Kristie E. Pacitti
NOTARY PUBLIC

My Commission Expires:



1992 MAR 3 PM 1:39

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Property of Cook County Clerk's Office

PROPERTY OF
CLERK OF COURT
JUDICIAL BRANCH
STATE OF ILLINOIS
COMMUNICATIONS SECTION

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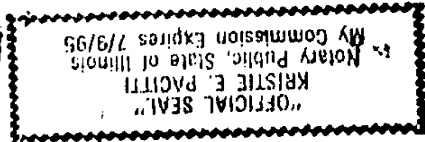
Property of Cook County Clerk's Office

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My Commission Expires:

NOTARY PUBLIC

Property Clerk's Office

I, Kristie E. Pacitti, a Notary Public in and for said County in the State of Illinois, do hereby certify that J. MICHAEL WHELAN and ELIZABETH N. JOHANSEN personally known to me and known by me to be the Vice-President and Assistant Secretary respectively of American National Bank and Trust Company of Chicago, in whose name, as Trustee, the above and foregoing instrument is executed, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said bank, as Trustee as aforesaid, for the uses and purposes therein set forth, and the said Assistant Secretary then said bank, did affix the said corporate seal to said instrument as his/hers free and voluntary act and as the free and voluntary act of said bank, as Trustee as aforesaid for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25 day of FEB 1992.

STATE OF ILLINOIS)
 COUNTY OF COOK)

[Signature]
 BY: _____
 Attest: _____
 AMERICAN NATIONAL BANK AND TRUST
 COMPANY OF CHICAGO, not personally
 but solely as Trustee under
 Trust No. 108380-01

[Signature]
 BY: _____
 Attest: _____
 AMERICAN NATIONAL BANK AND TRUST
 COMPANY OF CHICAGO

IN TESTIMONY WHEREOF, the parties hereto have signed, sealed and delivered this Extension Agreement the day and year first above written.

Mortgagor: _____
 Lender: _____

Company of Chicago personally to pay any indebtedness accruing hereunder, or liability, it any, being expressly waived by Lender and by every person now or hereafter claiming any right or security hereunder, and the owner of any indebtedness or cause of action for breach of any warranty, indemnity, representation, covenant, or undertaking accruing hereunder shall look solely to the Trust estate for the payment thereof.

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EXHIBIT A

PARCEL 1:

SUB-LOT 3 IN LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095

PARCEL 2:

6 FOOT PRIVATE ALLEY LYING NORTH OF AND ADJOINING SUB-LOT 3 AS SHOWN ON THE PLAT OF LAFLIN, LOOMIS AND CLARE'S PARTITION OF LOTS 14, 15 AND 16 AND THE SOUTHERLY 13 FEET OF LOT 13, ALL IN THOMAS H. HUBBARDS SUBDIVISION OF THE EAST 1/2 OF BLOCK 91 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, RECORDED FEBRUARY 21, 1878 AS DOCUMENT 170095

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE AGREEMENT DATED JULY 6, 1886 AND RECORDED MAY 23, 1887 AS DOCUMENT 832440 MADE BY JOHN G. SHORTALL AND OTHERS OVER THE FOLLOWING DESCRIBED LAND:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 3 IN LOOMIS AND OTHERS SUBDIVISION AFORESAID 80 FEET NORTH OF THE NORTH LINE OF VAN BUREN STREET; RUNNING THENCE EAST 73 1/2 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 2 AFORESAID, AND 20 FEET EAST OF THE WEST LINE THEREOF; THENCE NORTH 12 FEET TO A POINT 6 FEET SOUTH OF THE NORTH LINE OF LOT 13 AFORESAID; THENCE WEST 73 1/2 FEET TO A POINT IN THE EAST LINE OF MAIN ALLEY RUNNING NORTH AND SOUTH THROUGH THE MIDDLE OF SAID BLOCK 91, 6 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 12 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS 210-214 WEST VAN BUREN, CHICAGO, ILLINOIS

PIN NO. 17-16-228-013-0000

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Office