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MORTGAGE MODIFICATION AND EXTENSION AGREEMENT

92313017

(TO BE USED ONLY WHEN NO ADDITIONAL FUNDS ARE BEING ADVANCED)

This Indenture, made this 1st day of December, 19 91, by and between the owner of the mortgage or trust deed hereinafter described, and Iglesia Bautista El Buen Pastor, representing himself or themselves to be the owner or owners of the real estate hereinafter and in said deed described ("Owner"), WITNESSETH:

1. The parties heroby agree to extend the time of payment of the indebtedness evidenced by the principal promissory note or notes of Iglesia Bautista El Buen Pastor dated December 1, 1987, secured by a mortgage or trust deed in the nature of a mortgage registered/recorded December 4, 19 87, in the office of the Registrar of Titles/Recorder of Deeds of Cook County, Illinois, as document No. 87643305, conveying certain real estate in Cook County, Illinois described as follows:

** followed by a note dated December 1, 1988 and a modification dated the same and recorded on January 27, 1988 # 89044061 then followed by a note dated December 1, 1991.

SEE ATTACHED SCHEDULE A FOR LEGAL DESCRIPTION.

DEPT-OF RECORDING 429.00
1991 TRAD 6625 05/07/92 11:28:00
7494 : C : 8-92-313017
Cook County Recorder

2. The amount remaining unpaid on the indebtedness is \$ 87,350.16.

3. Said remaining indebtedness of \$ 87,350.16 shall be paid on or before December 1, 1994 ("maturity") and the Owner in consideration of such extension promises and agrees to pay the principal sum secured by said mortgage or trust deed as and when provided, as hereby extended, and to pay interest thereon December 1, 1991 until maturity at the rate of 9.0% percent per annum, and interest after maturity at the rate of 13.0% percent per annum, and to pay both principal and interest in the coin or currency provided for in the mortgage or trust deed hereinabove described, but if that cannot be done legally then in the most valuable legal tender of the United States of America current on the due date thereof, or the equivalent in value of such legal tender in other United States currency, at such banking house or trust company in the City of Chicago as the holder or holders of the said principal note or notes may from time to time in writing appoint, and in default of such appointment then at 350 E. Dundee Road, Wheeling, IL. If the foregoing interest rate mentions "pr" or "prime," such term shall mean the prime rate of interest as established by Cole Taylor Bank from time to time, on its books and records, which interest rate shall change and fluctuate with or without notice to anyone.

4. Said mortgage or trust deed shall continue to secure said indebtedness, as hereby extended and modified.

5. 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 Owner shall continue for twenty days after written notice thereof, the entire principal sum secured by said mortgage or trust deed, together with the then accrued interest thereon, shall, without notice, at the option of the holder or holders of said principal note or notes, become and be due and payable, in the same manner as if said extension had not been granted.

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6. This agreement is supplementary to said mortgage or trust deed. All the provisions thereof and of the principal note or notes, including the right to declare principal and accrued interest due for any cause specified in said mortgage or trust deed or notes, but not including any prepayment privileges unless herein expressly provided for, 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. The provisions of this indenture shall inure to the benefit of any holder of said principal note or notes and shall bind the heirs, personal representatives and assigns of the Owner. The Owner 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. If the Owner consists of two or more persons, their liability hereunder shall be joint and several.

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

Owner: Eglusia Barrista El Buen Pastor

Atencio Sanchez (SEAL)
Atencio Sanchez, President

(SEAL)

(SEAL)

Cole Taylor Bank/ _____

By: *Peter D. Horn*
Peter D. Horn, Vice President

Title: _____

ATTEST: *Jeffrey W. Corum*
Jeffrey W. Corum, Corporate
Banking Officer

Title: _____

(SEAL)

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NOTARIZATION/CORPORATION:

STATE OF Illinois)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County in the State of Illinois, do hereby certify that Alexandro Suarez, President of Iglesia Bautista L.L. Buro Pastor and [Signature] Secretary of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Alexandro Suarez and [Signature], 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, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth and the said [Signature] Secretary then and there acknowledged that, as custodian of the corporate seal of said Corporation, he did affix said corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and notarial seal this 26th day of February, 1992.

My commission expires _____

[Signature]
Notary Public

(SEAL)

"OFFICIAL SEAL"
YVONNE GANCARZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/24/94

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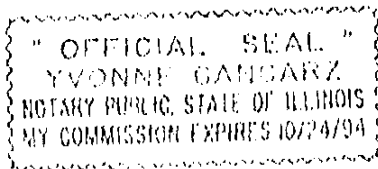
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NOTARIZATION/COLE TAYLOR BANK:

STATE OF Illinois)
COUNTY OF Cook) SS.

I, Yvonne Gancarz, a Notary Public in and for said County in the State
aforesaid, do hereby certify that on the 26th day of Feb, 1992,
personally appeared before me Peter D. Bize and Jeffrey W. Bize, known to
me to be the same persons whose names are subscribed to the foregoing instrument and
known to me to be the Vice President and Corp. Being Officer, respectively,
of Cole Taylor Bank, an Illinois chartered
bank, and acknowledged and agreed that they signed the foregoing instrument, as said
officers, and affixed the seal of said bank thereto, all for and on behalf of said
bank, as their free and voluntary act and as the free and voluntary act of said
bank, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of Feb, 1992.



Yvonne Gancarz
Notary Public

(SEAL)

My Commission Expires: _____

This instrument was prepared by: Yvonne Gancarz Cole Taylor Bank
(name)

150 E. Dundee Road Wheeling, IL 60090
(address)

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Section 6 A
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Legal Description

That part of the West half of the West half of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at a point 4.75 chains South of the North line of the South West Quarter of said Section 3 and 440 feet West of the East line of the West half of the South West Quarter of Section 3, thence West on a line 4.75 chains South of and parallel to said North line of the South West Quarter of Section 3, 170 feet; thence North on a line parallel to said East line of the West half of the South West Quarter of Section 3, 559.17 feet to a point in the Southwesterly line of McHenry Road; thence Southeasterly along the Southwesterly line of McHenry Road 193.38 feet, to a point 440 feet West of said East line of the West half of the South West Quarter of said Section 3, thence South on a line 440 feet West of and parallel to the East line of the West half of the South West Quarter of said Section 3, 467.2 feet to the point of beginning, in Cook County, Illinois.

PIN: 03-03-100-023-0000
03-03-300-010-0000

Address: 624 McHenry Road, Wheeling, IL 00090

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