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31**MODIFICATION AGREEMENT**

THIS MODIFICATION AGREEMENT made this 7th day of July, 1993, by and between John J. Kreckler and Annette Kreckler, whose address is 10035 W. Fullerton, Melrose Park, IL 60160 (hereinafter called "Mortgagors") and Plaza Bank, an Illinois banking corporation, with an office at 7460 W. Irving Park Road, Norridge, Illinois 60634 (hereinafter called "Mortgagee").

WITNESSETH:

A. On January 7, 1993, for full value received, Mortgagors executed and delivered to Mortgagee a Collateral Promissory Note in the principal amount of One Hundred Thousand and 00/100 Dollars (\$100,000.00) (hereinafter called the "Note"), and secured the payment thereof by granting to Mortgagee, among other things, a certain Mortgage (hereinafter called the "Mortgage"), of even date with said Note, covering certain improved real property in the County of Cook, State of Illinois which Mortgage was recorded on January 15, 1993 as Document No. 93040089 with the Recorder of Deeds of Cook County, Illinois, covering the property described below (hereinafter called the "Mortgaged Premises"):

THE NORTH 120 FEET OF LOT 66 IN FREDERICK H. BARTLETT'S FULLERTON AVENUE FARMS FIRST ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 10035 W. Fullerton, Melrose Park, IL 60160

PIN NO: 12-33-103-001-0000

B. The Note has matured on July 7, 1993.

C. Mortgagor has requested: 1) extension of the maturity date in the above-mentioned Note and Mortgage to January 7, 1994.

D. The outstanding principal balance of said Note as of July 1, 1993 is \$100,000.00.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto do hereby mutually agree that the Note and Mortgage are hereby modified as follows:

A. The Maturity Date of the Note is extended from July 7, 1993 to January 7, 1994.

B. The full principal balance then outstanding shall be due on January 7, 1994, together with interest accrued from July 7, 1993 through January 7, 1994.

In consideration of the modification of the terms of the Note and Mortgage by Mortgagee, as hereinabove set forth, the Mortgagor does hereby covenant and agree to pay the balance of the indebtedness evidenced by the Note and secured by the Mortgage as herein modified, and to perform the covenants contained in the Mortgage, and further agrees that any prepayment privilege now in effect shall remain in full force and effect.

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

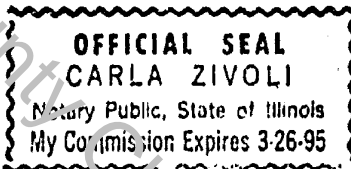
I, THE UNDERSIGNED, a Notary Public in and for said County and State, do hereby certify that JOHN J. KRECKER AND ANNETTE KRECKER, HIS WIFE

personally known to me to be the same person(s) whose name(s) ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that The Y signed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of July, 1993.

Carla Zivoli
Notary Public

My commission expires 3/26/1995



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Nothing herein contained shall in any manner whatsoever impair the Note and Mortgage as modified hereby, or the lien created thereby or any other documents executed by Mortgagor in connection therewith, or alter, waive, vary or affect any promise, agreement, covenant, or condition recited in any of the above-mentioned documents, except as herein expressly modified, nor affect or impair any rights, powers or remedies of Mortgagee under any of the above-mentioned documents. Except as hereinabove otherwise provided, all terms and provisions of the Note, Mortgage and other instruments and documents executed in connection with the subject mortgage loan, shall remain in full force and effect and shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto in manner and form sufficient to bind them, as of the day and year first above written.

Attest:

PLAZA BANK, Mortgagee

John D. Austin
Its Secretary

Annette Porter
Its Vice President

John J. Krecker
John J. Krecker

Annette Krecker
Annette Krecker

COOK COUNTY, ILLINOIS
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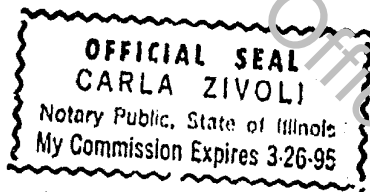
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, THE UNDERSIGNED, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEANETTE PORTER personally known to me to be the VICE President of the PLAZA BANK, a corporation, and JOHN D. AUSTON, personally known to me to be the XXXXXXXXXX Secretary of said corporation, and 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 severally acknowledged that as such VICE President and XXXXXXXXXX Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 7th day of July, 1993.

Carla Zivoli
Notary Public

My commission expires 3/24/1995.



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