

# UNOFFICIAL COPY

93846247

## EXTENSION AND MODIFICATION OF MORTGAGE

93846247

WHEREAS, FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE ("Mortgagee"), has loaned to YAKOV GRINSHPUN and ADELINA GRINSHPUN his wife ("Mortgagor"), the sum of FIFTY THOUSAND and NO/100 DOLLARS (\$50,000.00), (the "Loan") as evidenced by a Note dated January 7, 1992 (the "Note"), and secured by a First Mortgage dated January 7, 1992, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Numbers 92052072 (the "Mortgage") and 92052073 ("Assignment Of Rents") covering the following described premises:

UNIT NUMBER 1A IN 9052 N. KEATING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT NINETEEN (19) (EXCEPT THE SOUTH 25 FEET THEREOF) AND ALL OF LOT TWENTY (20) AND THE SOUTH TEN FEET OF LOT TWENTY-ONE (21) IN BLOCK FOUR (4) IN THE FIRST ADDITION TO BRONX, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION FIFTEEN (15) TOWNSHIP FORTY-ONE (41) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 16, 1984 AS DOCUMENT NUMBER 26972201, TOGETHER WITH ~~THEIR~~ UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

\$25.50

161111 TRAN 2874 10/21/93 14:33:00  
49069 \* -93-846247  
COOK COUNTY RECORDER

PERMANENT INDEX NUMBER: 10-15-308-052-1001

Common Address: 9052 N. Keating, Unit 1A, Skokie, Illinois 60076

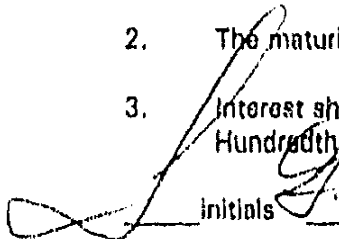
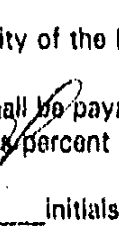
Mortgagor also hereby grants to the Mortgagee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid.

This mortgage is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

WHEREAS, the Mortgagor has requested, and Bank has agreed to a modification of the terms and conditions of the aforesaid loan,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The unpaid balance of the Note is currently Forty-seven Thousand Three-hundred Thirty-one and 33/100 Dollars (\$47,331.33).
2. The maturity of the Note is hereby extend from February 1, 1997 to October 1, 2001.
3. Interest shall be payable on the Note, as extended, at the rate of Seven and Ninety-five One-Hundredths percent (7.95%) per annum. Interest after maturity, whether by acceleration or

 Initials  Initials

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COREY MILLER  
INVESTORS TITLE GUARANTEE, INC.

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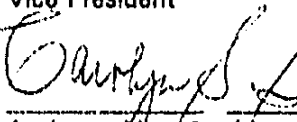
otherwise, shall be at the rate of Twelve and Ninety-five One Hundredths percent (12.95%) per annum. Interest shall be computed on the basis of a 360-day year for the number of days elapsed.

4. The monthly installments of Six-hundred Sixty-seven and 91/100 Dollars (\$667.91) each including interest, shall begin November 1, 1993 and continue on the 1st day of each month thereafter until maturity.
5. All other terms and conditions of the Note and the aforesaid Mortgage are hereby incorporated by reference herein and in all respects the Note and Mortgage, and all other documents executed pursuant to the Loan, except as hereby modified, shall remain unchanged and continue in full force and effect.
6. Mortgagor represents and warrants that (a) there has been no default under the Note, Mortgage or any other Loan document, nor has there been an event, which is continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Mortgagor, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally, or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.
7. The privilege is granted to make prepayments on the principal of this Note, provided, however, that all such prepayments in any calendar year will be accepted only upon payment of a two percent (2%) premium of the principal balance prepaid. This penalty will be waived if the property is sold and the loan is paid from the proceeds of the sale.
8. Mortgagor, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note and the Mortgage.



IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 1st. day of October 1993.

FIRST STATE BANK & TRUST CO. OF  
PARK RIDGE

  
\_\_\_\_\_  
Vice President

  
\_\_\_\_\_  
Assistant Vice President

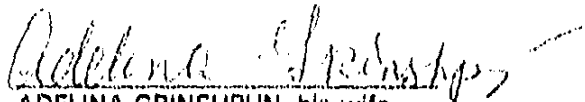
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## Mortgagors

  
YAKOV GRINSHPUN

  
ADELINA GRINSHPUN, his wife

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 Robert T. Kowall, Vice President of FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE, and Carolyn S. Sime, Assistant Vice President, of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own 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 15th day of October 1993.

  
Notary Public

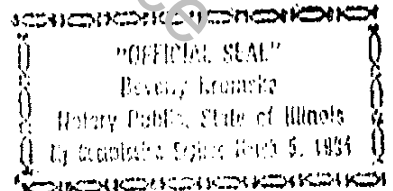


STATE OF ILLINOIS)  
    ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Yakov Grinshpun and Adellna Grinshpun, his wife, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of right of homestead.

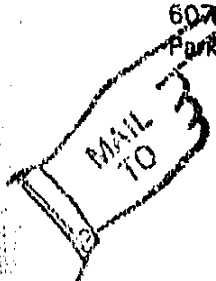
GIVEN under my hand and Notarial Seal this 15th day of October, 1993.

  
Notary Public



This instrument prepared by and deliver to:

Robert T. Kowall, Vice President  
FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE  
6070 N. Devon Avenue  
Park Ridge IL 60068



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