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COOK COUNTY CLERK
JAN 1 1992

WHEREAS, on August 31, 1991, the Mortgage, as modified, was extended by an Extension Agreement (Mortgage), subsequently recorded on October 16, 1991 in Cook County, Illinois as Document No. 91540559, which extended the Mortgage to September 1, 1992. The Mortgage, as extended and modified, is hereinafter referred to as the "Mortgage".

WHEREAS, on November 7, 1990, the Modification of Mortgage was both executed and recorded in Cook County, Illinois as Document No. 91071549.

WHEREAS, in consideration of the borrower's paying off the Original Note, the beneficiary agreed to guarantee the obligation of the borrower under the Borrower's Note by executing a guaranty agreement dated November 7, 1990, and to secure the guaranty with the Mortgage, accordingly, the parties agreed that the obligation of the beneficiary would be restricted by the Modification of Mortgage Agreement with the guaranty obligation of the beneficiary guaranteeing payment of the borrower's Note.

WHEREAS, on November 7, 1990, the Lender agreed to lend \$350,000.00 to the borrower to pay off the balance of the original Note, pursuant to a note in favor of the Lender in the principal amount of THREE HUNDRED FIFTY THOUSAND AND NO/100 (\$350,000.00) DOLLARS (the "Borrower's Note").

WHEREAS, on April 26, 1990, the Trustee, at the direction of the beneficiary, executed in favor of the Lender, a Mortgage (the "Mortgage") subsequently recorded on April 27, 1990 in Cook County, Illinois as Document No. 90193153, concerning real estate, legally described hereto as Exhibit A and incorporated herein. The Mortgage was given to secure payment to the Lender of a Note executed by the Trustee, dated April 26, 1990 in the principal sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 (\$350,000.00) DOLLARS (the "Original Note").

W I T N E S S E T H

This Extension Agreement is effective as of the 1st day of September, 1992, among AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee under Trust Agreement dated March 16, 1990 and known as Trust No. 110581-04 (the "Trustee"), FALCON GROUP, INC., an Illinois corporation (the "Beneficiary"), CENTRAL TRADING ENTERPRISES, INC. (the "Borrower"), and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, (the "Lender").

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EXTENSION AGREEMENT (Mortgage)

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It is expressly understood and agreed by and among the parties hereto that the covenants and agreements herein contained shall bind and inure to the benefit of the respective heirs, executors, administrators, legal representatives and assigns of the said parties hereto.

The parties hereto further mutually agree that all provisions, stipulations, powers and covenants in the Note, Guaranty Agreement and in the Mortgage contained, except as modified by this Extension Agreement, shall stand and remain unchanged and in full force and effect for and during said extended period, except only as specifically varied or amended above; and further that in the event of a failure to pay the same principal sum as hereto provided, or to keep, fulfill or perform any or all of the covenants and agreements contained in the Mortgage, then the whole of said principal sum shall, at the election of the holder of the Note, become at once, without notice, due and payable and may be collected together with all accrued interest and collection costs thereon, in the same manner as if this extension had not been granted, anything heretofore to the contrary notwithstanding.

3. The Guaranty Agreement is hereby confirmed as to all obligations and liabilities to the lender.

2. The due date of September 1, 1992 as stated in the Mortgage is hereby extended to September 30, 1993, with such other amendments, modifications, renewals, or replacements thereof.

1. The principal balance outstanding as of September 1, 1992 is \$310,000.00.

Now therefore, in consideration of the premises and the mutual promises and agreements hereinafter made by and among the parties hereto, the said parties do hereby mutually promise and agree as follows:

WHEREAS, the parties hereto have agreed upon a modification of the terms and conditions of the Mortgage as herein set forth, principal sum of \$350,000.00.

WHEREAS, the Mortgage securing the Note is a valid and subsisting lien on the premises described in the Mortgage for the

WHEREAS, the Borrower has executed an Installment Note (Unsecured) dated as of September 1, 1992, in the principal sum of THREE HUNDRED TEN THOUSAND AND NO/100 (\$310,000.00) DOLLARS. This Note along with the Borrower's Note, as modified, are collectively referred to hereinafter as the "Note", along with such other amendments, modifications, renewals, or replacements thereof.

WHEREAS, the Borrower's Note, as amended and extended is due and payable on September 1, 1992.

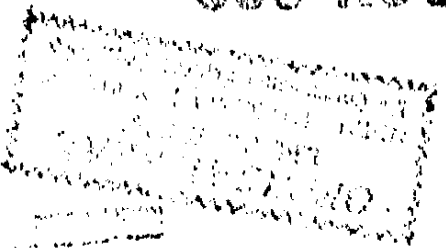
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After recording please return to:
David D. Duxbury
American National Bank and Trust
Company of Chicago
30 South Wacker Drive
Chicago, Illinois 60606



Gregory S. Kasprisk
TRUST OFFICER
The foregoing instrument was acknowledged before me as a Notary Public for the State of Illinois on this _____ day of _____ 19____.

By: _____
Its: _____
CENTRAL TRADING ENTERPRISES, INC.

CONSENT AND ACKNOWLEDGEMENT OF BORROWER:

By: _____
Its: _____
"Beneficiary"
PALCAN GROUP, INC.

Attest:

By: _____
Its: _____
Attest:

The instrument is executed by the notary and trustee, not personally but solely as trustee in the event of the past and future and all of the notary's, had each of the parties hereto, and agreement hereto, on the part of the trustee, and the trustee is not to be bound by or for any part of the instrument, and the trustee on account of any warranty, or liability, or responsibility, or understanding or agreement of the trustee in the instrument.

By: _____
Its: _____
Peter Johanson
"Trustee"
AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, not
personally but solely as trustee
as aforesaid

By: _____
Its: _____
"Lender"
AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO

By: _____
Its: _____
Attest:

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

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16-04-107-003-0000
16-04-107-004-0000
16-04-107-005-0000
16-04-107-006-0000

Tax ID Nos.:

Property Address: 5221-27 West North Avenue, Chicago, Illinois

LOTS 5, 6, 7 AND 8 IN BLOCK IN BURNER'S ADDITION TO AUSTIN, BEING
A SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF
SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGAL DESCRIPTION

EXHIBIT A

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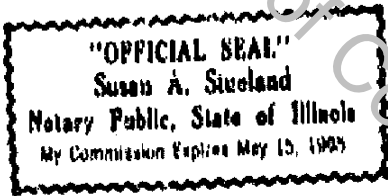
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY
OF DECEMBER, 1992 BY LANCE A. BLISS AND STEPHEN T. RANDLE, SECOND
VICE-PRESIDENTS OF AMERICAN NATIONAL BANK AND TRUST COMPANY OF
CHICAGO & NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE ASSOCIATION.


SUSAN STUELAND, NOTARY PUBLIC



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Cook County Clerk's Office

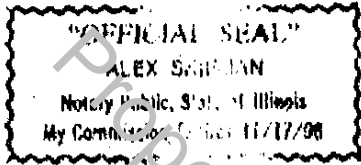
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THE FOREGOING INSTRUMENT WAS SIGNED BEFORE ME THIS 8th DAY OF JANUARY, 1993,
BY LEON M. LEUBOVICH, CHAIRMAN OF PALCAN GROUP, INC. OF CHICAGO.

Alex Shefman

ALEX SHEFMAN, NOTARY PUBLIC



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