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MORTGAGE MODIFICATION AND EXTENSION AGREEMENT

This Indenture, made this 2nd day of July, 1992, by and between COLE TAYLOR BANK the owner of the mortgage or trust deed hereinafter described, and Cole Taylor Bank as Trustee under Trust Agreement dated June 20, 1991 and known as Trust No. 91-1033, representing himself or themselves to be the owner or owners of the real estate hereinafter and in said deed described ("Owner"), WITNESSETH:

SWW 19928215

1. The parties hereby agree to extend the time of payment of the indebtedness evidenced by the principal promissory note or notes of Cole Taylor Bank Trust No. 91-1033 and Richard Ferro and Thomas DiPiazza dated January 9, 1992, secured by a mortgage or trust deed in the nature of a mortgage recorded January 21, 1992, in the office of the Recorder of Cook County, Illinois, as document No. 92038875 conveying to COLE TAYLOR BANK certain real estate in Cook County, Illinois described as follows:

Lots 1, 2 and 3 in Block 49 in First Addition to Beverly Gateway, being a subdivision of Block 17, 49, 50 and 54 in Dewey and Vance's subdivision in the South 1/2 of Section 30, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook county, Illinois

P.I.N.# 20-31-312-001; 20-30-312-002; 20-20-312-003
Property address: 7805 South Western, Chgo. Ill.

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2. The amount remaining unpaid on the indebtedness is \$375,000.00. Commencing August 2, 1992 interest on the principal balance from time to time outstanding, plus payments of principal, in the total amount of \$4,427.55 per month and continuing on the same day of each month thereafter with a final payment of all unpaid interest and principal on maturity.

3. Said remaining indebtedness of \$375,000.00 shall be paid on or before July 2, 1995, and the Owner in consideration of such modification/extension promises and agrees to pay the principal sum secured by said mortgage or trust deed as and when therein provided, as hereby extended, and to pay interest thereon monthly until July 2, 1995, at the rate of 9.75 per cent per annum, and thereafter until maturity of said principal sum as hereby extended, at the rate of 13.75 per cent 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 Cole Taylor Bank, 5501 West 79th Street, Burbank, Illinois 60459.

4. 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

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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.

5. 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 of 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 interest 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 WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this indenture the day and year first above written.

COLE TAYLOR BANK AS TRUSTEE UNDER TRUST
NO. 91-1033

BY: *Lewis C. Hart*
Trust Officer

ATTEST: *Constance E. Conklin*
Trust Officer

This instrument was prepared by and RETURN RECORDED DOCUMENT TO:
COLE TAYLOR BANK
 Carole Dansky
 5501 W. 79th Street
 Burbank, Ill. 60459



WARRANTY CLAUSE

It is expressly understood and agreed by and between the parties hereto, notwithstanding any conditions, limitations or exceptions herein stated, that each and all of the warranties, conditions, limitations, covenants and agreements herein made on the part of the Trustee, shall be deemed to be made by the Trustee for the purpose of the payment of the principal and interest on the notes secured by this mortgage, and shall not be deemed to be made for any other purpose or for the purpose of creating or maintaining a lien in favor of the Trustee or for the purpose of creating or maintaining a lien in favor of any other party. The Trustee shall not be liable for any loss or damage resulting from any breach of the warranties, conditions, limitations, covenants and agreements herein made, except insofar as such loss or damage may be caused by the negligence or willful misconduct of the Trustee.

Clerk's Office

REPT 14828

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NOTARIZATION FOR LAND TRUSTEE

STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

. DEPT-01 RECORDING #25.50
 . T#0014 TRAN 2949 10/04/94 08:51:00
 . #9133 + AR *-94-855487
 . COOK COUNTY RECORDER

I, the undersigned _____, a Notary Public in and for said County, in the State aforesaid, hereby certify that on the 7 day of SEPTEMBER, 1994, personally appeared before me Lucille Hart and Constance Considine known to me to be the same persons whose names are subscribed to the foregoing Mortgage and known to me to be the Trust Officer and Trust Officer respectively of COLE TAYLOR BANK, a(n) Illinois (corporation) (association) as Trustee, and acknowledged and agreed that they signed the foregoing Mortgage, as said officers, and affixed the seal of said (corporation) (association) thereto, as Trustee, all for and on behalf of said (corporation) (association), as Trustee, as their free and voluntary act and as the free and voluntary act of said (corporation) (association), as Trustee, for the uses and purposes therein set forth, including any waiver or conveyance of redemption or homestead rights.

Given under my hand and notarial seal this 7 day of SEPTEMBER, 1994.

(SEAL)

Charlene Prochot
 NOTARY PUBLIC

My Commission Expires: _____

" OFFICIAL SEAL
 CHARLENE PROCHOT
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES 1/28/97

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 10/04/94

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