

**UNOFFICIAL COPY**  
**94146677**

MORTGAGE OR TRUST DEED  
INDIVIDUAL BORROWER

**SECOND LOAN MODIFICATION AGREEMENT**

WHEREAS, DOWNERS GROVE NATIONAL BANK, a national banking association, loaned Thomas G. Frantik & Bruce N. Geraskey the sum of Three Hundred Thousand and no/100 DOLLARS (\$300,000.00), as evidenced by the notes, mortgage, and Assignment of Rents executed and delivered on April 27, 1990, which documents are duly recorded in the office of the Recorder of Deeds, Cook County, Illinois, as Document Nos. 90210785/90210786, which are hereby incorporated herein as a part of this instrument, and

WHEREAS, Mr. Frantik and Mr. Geraskey requested a modification to the original documents, and Downers Grove National Bank agreed to the terms of the modification which are summarized in a Loan Modification Agreement, which is duly recorded in the office of the Recorder of Deeds, Cook County, Illinois, as Document No. 92857241 and

WHEREAS, the property is legally described as follows:

SEE EXHIBIT "A"

DEPT. OF RECORDING 433.50  
120012 TRAIL 5589 02/15/94 11:44:00  
1126 2 588 24-146677  
COOK COUNTY RECORDER

Permanent Index Number: 22-20-402-006-0000  
Property Address: 44 Stephen Street, Lemont, Illinois 60439

WHEREAS, the parties desire to restate the modified terms of said loan so that there shall be no misunderstanding of the matter;

THEREFORE, it is hereby agreed that, as of the date of this Agreement, the unpaid balance of said indebtedness is Two Hundred Eighty-Six Thousand Nine Hundred Fifty One and no/100 DOLLARS (\$286,951.00), all of which the undersigned promises to pay with interest at Eight and one quarter percent (8.25%) per annum until paid, and that the same shall be payable in the amount of Two Thousand Four Hundred and Forty Five DOLLARS (\$2,445.00) per month beginning February 12, 1994, to be applied first to interest, and balance to principal, plus a sum estimated to be sufficient to discharge taxes and insurance obligations (which estimated sum may be adjusted as necessary). The maturity date of the loan shall be January 12, 1999, at which time any remaining unpaid principal and interest shall become due.

94146677

33.50  
11

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94146677

# UNOFFICIAL COPY

It is further agreed that all terms and conditions contained in said note and mortgage or trust deed in the form of a mortgage not herein specifically modified, shall remain in full force and effect.

Signed, sealed and delivered this 12th day of January, 1994

Thomas G. Frantik  
Frantik, Thomas G.

Bruce N. Geraskey  
Geraskey, Bruce N.

DOWNERS GROVE NATIONAL BANK, as mortgagee

BY: George Alexenko  
George Alexenko, Vice President

## CONSENT TO LOAN MODIFICATION

The undersigned endorser or endorsers, guarantor or guarantors, or other secondary obligor or obligors, including an original unreleased borrower or borrowers hereby consent to the foregoing loan modification.

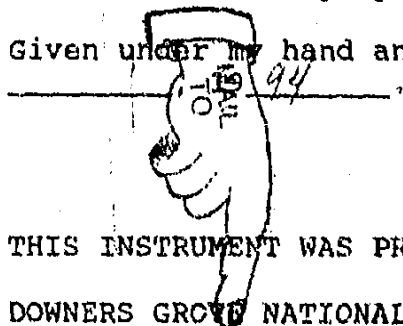
Thomas G. Frantik  
Frantik, Thomas G.

Bruce N. Geraskey  
Geraskey, Bruce N.

STATE OF ILLINOIS)  
COUNTY OF DuPage

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Morgan G. Martin & Bruce Geraskey personally known to me to be the same person(s) whose name (s)                                  subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that They signed and delivered the said instrument as Their free and voluntary act, for the uses and purposes therein set forth.

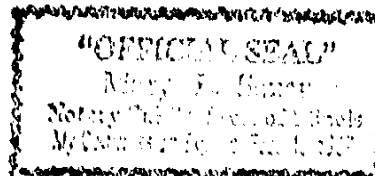
Given under my hand and notarial seal this 12th day of January



Mary L. Sauer  
Notary Public

THIS INSTRUMENT WAS PREPARED BY AND MAIL TO:

DOWNERS GROVE NATIONAL BANK  
MAIN AND CURTISS STREETS  
DOWNERS GROVE, IL 60515



94146677

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94146677

# UNOFFICIAL COPY

## EXHIBIT "A"

### SECOND LOAN MODIFICATION AGREEMENT

THAT PART OF BLOCK 5 IN SINGER AND TALCOTT AND STONE AND COMPANY'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF ILLINOIS AND MICHIGAN CANAL DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID BLOCK 5 WHICH IS 105 FEET SOUTHEASTERLY OF THE NORTH EAST CORNER OF SAID BLOCK 5 MEASURED ALONG THE SAID EASTERLY LINE; RUNNING THENCE SOUTH WEST PARALLEL TO THE NORTHERLY LINE OF SAID BLOCK 5, A DISTANCE OF 180 FEET; THENCE RUNNING SOUTH EAST PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 105 FEET MORE OR LESS, TO THE NORTHERLY LINE OF ILLINOIS AND MICHIGAN CANAL RESERVE STRIP, RUNNING THENCE NORTH EAST ALONG SAID ILLINOIS AND MICHIGAN CANAL STRIP A DISTANCE OF 180 FEET TO THE EASTERLY LINE OF SAID BLOCK 5; RUNNING THENCE NORTH WEST ALONG THE EASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 105 FEET MORE OR LESS, TO THE PLACE OF BEGINNING IN LEMONT, COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

3414657

UNOFFICIAL COPY

Property of Cook County Clerk's Office

94146677