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95580523

This instrument prepared/
by and after recording /
return to /
Nancy M. Blunk /
American National Bank /
1201 S. Milwaukee Avenue/
Libertyville, IL 60048 /

. DEPT-01 RECORDING \$29.00
. T#0012 TRAN 6185 08/31/95 10:56:00
. #0399 # CG *-95-580523
. COOK COUNTY RECORDER

29.00
✓

MODIFICATION AGREEMENT (Mortgage)

This Modification Agreement is effective as of the 31st
day of July, 1995, between American National Bank
and Trust Company of Chicago as Trustee Under Trust Agreement
Dated October 5, 1994 and Known as Trust No. 118866-03, an
Illinois Land Trust, hereinafter referred to as "Mortgagor" and
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, hereinafter
referred to as "Lender".

WITNESSETH

WHEREAS, on December 8, 1994, Mortgagor executed in favor of
Lender, a Mortgage (the "Mortgage") subsequently recorded on
December 13, 1994 in Cook County, Illinois as Document Number
04040602, concerning real estate, legally described in Exhibit
"A" attached hereto and incorporated herein. The Mortgage was
given by Mortgagor to secure payment to Lender of a mortgage Note
dated December 8, 1994, in the principal sum of TWO HUNDRED FORTY
FIVE THOUSAND AND 00/100 DOLLARS (\$245,000.00) and other
Collateral Loans as defined in Section XXIV. Exhibit "B" of said
Mortgage (hereinafter collectively the "Original Notes").

WHEREAS, Raymond F. Lazzara ("Lazzara") has executed a new
Note dated as of July 31, 1995, in the principal sum of
ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS
(\$195,000.00). This Note, along with the Original Notes are
collectively referred to hereinafter as the "Note", with such
other amendments, modifications, renewals, or replacements
thereof.

BOX 333-CTI

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WHEREAS, Lender has agreed to a substitution of collateral for the Collateral Loans.

WHEREAS, the parties hereto have agreed upon a modification of the terms and conditions of the Mortgage as herein set forth.

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

1. Exhibits B-1, B-3(a) and B-3(b) are hereby deleted.
2. The amount of the Mortgage is hereby increased to THREE HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$340,000.00).
3. The Mortgage securing the Note is a valid and subsisting lien on the premises described in the Mortgage.

The parties hereto further mutually agree that all provisions, stipulations, powers and covenants in the Note and in the Mortgage contained, except as modified by this Modification 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 herein 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 modification had not been granted, anything hereinbefore to the contrary notwithstanding.

It is expressly understood and agreed by and between 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.

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.1000 FAX: 312.603.1001
WWW.COOKCOUNTYCLERK.COM

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"Mortgagor"

American National Bank and Trust Company
of Chicago as Trustee Under Trust Agree-
ment Dated October 5, 1994 and Known as
Trust Number 118866-03

BY: _____

ITS: _____

ATTEST: _____

ITS: _____

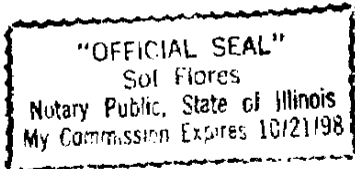
ASSISTANT SECRETARY

STATE OF ILLINOIS)
) 155.
COUNTY OF _____)

This instrument is executed by the undersigned Land Trustee, and personally signed by the undersigned Land Trustee, on behalf of the American National Bank and Trust Company of Chicago, as Trustee Under Trust Agreement Dated October 5, 1994 and Known as Trust Number 118866-03, in and for the County of Cook, State of Illinois, and the undersigned Assistant Secretary, Gregory S. Kasprzyk, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ VICE PRESIDENT and _____ ASSISTANT SECRETARY, they signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that J. MICHAEL WHELAN personally known to me to be the VICE PRESIDENT of American National Bank and Trust Company of Chicago, an Illinois Land Trust, and Gregory S. Kasprzyk, personally known to me to be the ASSISTANT SECRETARY said Land Trust, 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 ASSISTANT SECRETARY, they signed and delivered the said instrument, 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 notarial seal, this _____ day of July 20, 1995.



Notary Public

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EXHIBIT "A"
TO
MODIFICATION AGREEMENT
DATED July 31, 1975

LEGAL DESCRIPTION

LOTS 6 TO 10, INCLUSIVE, IN BLOCK 1 INCLUDING VACATED ALLEY BETWEEN LOTS 5 AND 6 IN RESUBDIVISION OF BLOCKS 1 AND 2 IN WELDON J. COBB'S ADDITION TO MONT CLARE BEING A SUBDIVISION OF THE EAST 330 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 6818 W. Belmont, Chicago, Illinois

PIN No. 13-19-334-020-0000
13-19-334-039-0000
13-19-334-052-0000

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