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EXTENSION AND/OR MODIFICATION AGREEMENT

THIS AGREEMENT made December 27, 1994 by and between OLD KENT BANK, successor trustee to EDGEWOOD BANK, an Illinois Banking Corporation, not personally, but as Trustee (the "Trustee") under Trust Agreement dated November 22, 1991, and known as Trust No. 454 (the "Trust"), representing itself to be the Debtor (the "DEBTOR") and the owner of the real estate described below, and EDGEWOOD BANK, an Illinois Banking Corporation, (the "BANK").

WITNESSETH:

WHEREAS, the BANK is the holder of a Secured Promissory Note, dated June 27, 1994, for \$150,000.00 (the "Note") executed by the Trustee under the Trust; and

WHEREAS, the Note is secured by a Junior Trust Deed (the "Trust Deed") in the nature of a mortgage dated June 27, 1994, made by the DEBTOR and recorded in the Office of the Recorder of Deeds of Cook County on July 13, 1994 as Document No. 94612507 on the real estate hereinafter described:

PARCEL 1: LOTS 38, 39, 40 & 41 BLOCK 5 IN A. A. ADAIR'S SUBDIVISION OF BLOCKS 5,6,7 AND 8 OF FIRST ADDITION TO WEST CHICAGO BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9 LYING NORTH OF VIAL ROAD (SO CALLED) IN TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1045 & 1101 S. LA GRANGE ROAD, LA GRANGE, ILLINOIS 60525

PIN: 18-09-404-017-0000, 18-09-404-018-0000, 18-09-404-019-0000

WHEREAS, there is an unpaid balance on the Note of \$133,771.00 as of December 27, 1994, bearing interest as provided in the Note;

WHEREAS, DEBTOR is indebted to BANK under the Note and desires to modify the Note and to extend the time of payment thereunder, subject, however, to the condition that BANK be able to obtain, from a title company satisfactory to it, a Date Down and/or Special Endorsement to the existing loan policy insuring its loan secured by the Trust Deed, which Endorsement shall (1) cover the recording of this Agreement, and (2) insure to the satisfaction of the BANK, the continuity of the superiority of the BANK's existing lien as hereinafter provided;

WHEREAS, the BANK is willing to extend the time of payment under the Note and the Trust Deed upon the terms and conditions hereinafter stated, subject, however, to the condition that BANK be able to obtain, from a title company satisfactory to it, a Date Down and/or Special Endorsement to the existing loan policy insuring its loan secured by the Trust Deed, which Endorsement shall (1) cover the recording of this Agreement, and (2) insure to the satisfaction of the BANK, the continuity of the superiority of the BANK's existing lien as hereinafter provided.

NOW, THEREFORE, IT IS AGREED, that in consideration of the premises and the promises herein contained, and of the sum of One Dollar (\$1.00) duly paid to the BANK, it is hereby mutually covenanted and agreed that the terms of the Note and Trust Deed be and the same are hereby extended and/or modified as follows:

EXONERATION PROVISIONS RESTRICTING ANY LIABILITY OF OLD KENT BANK, SUCCESSOR TRUSTEE TO EDGEWOOD BANK, AFFIXED HERETO, HEREBY EXPRESSLY MADE A PART HEREOF.

BOX 333-CTI

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1. The amount remaining unpaid on the indebtedness is \$133,771.00 (the "Remaining Indebtedness").
2. Said Remaining Indebtedness shall be paid on or before December 27, 1999.
3. DEBTOR, in consideration of such extension, promises and agrees to pay the principal and interest as provided in the Note and Trust Deed as modified below, until the Note is fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due on December 27, 1999.
4. Debtor agrees to pay the Remaining Indebtedness plus interest (computed on the actual number of days elapsed on the basis of a 360-day year) on any and all principal amounts remaining unpaid hereunder from December 27, 1994, until maturity, at a rate of NINE AND THREE-QUARTERS PERCENT (9.75%) per annum payable monthly on the whole amount of said principal sum remaining from time to time unpaid, said principal and interest payable in the amount of ONE THOUSAND FOUR HUNDRED SEVENTEEN AND 12/100TH'S DOLLARS (\$1,417.12), or more, commencing with January 27, 1995, and ONE THOUSAND FOUR HUNDRED SEVENTEEN AND 12/100TH'S DOLLARS (\$1,417.12) on the 27th day of each and every month thereafter until the Note is fully paid except that final payment of principal and interest, if not sooner paid, shall be due on December 27, 1999. The principal of each of said installments unless paid when due shall bear interest at the rate of TWELVE AND THREE-QUARTERS PERCENT (12.75%) per annum.
5. This Agreement is supplementary to said Note and Trust Deed. All of the provisions of the Note and Trust Deed shall remain in full force and effect except as herein specifically modified. DEBTOR and Guarantors, in consideration of the granting of this extension and/or modification, covenant and agree to pay and comply with the terms and conditions of the Note and Trust Deed as herein modified, and nothing herein contained shall invalidate any of the security now held for the payment of said debt. This Agreement shall bind the parties, their heirs, legal representatives, successors and assigns.
6. This Agreement is subject to the condition that BANK be able to obtain from a title company satisfactory to it, a Date Down and/or Special Endorsement to the existing loan policy covering the Trust Deed, which Date Down and/or Special Endorsement shall (1) cover the recording of this Agreement, and (2) insure to the satisfaction of the BANK the superiority and adequacy of BANK's existing lien as herein extended and/or modified. In the event such title company will not issue a Date Down and/or Special Endorsement as provided herein, this Agreement shall be immediately null and void, *ab initio*, upon the recording of a Declaration of Revocation in the form attached hereto as Exhibit A executed by the parties hereto.

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7. The word "Trust Deed" shall mean "Mortgage", and vice versa, whenever applicable.

IN WITNESS WHEREOF, the parties hereto have caused this Extension and/or Modification Agreement to be duly executed as of the day and year first above written.

***** There Is A "Balloon" Payment Under This Instrument. *****
***** All Principal And Interest Are Due No Later Than December 27, 1999. *****

DEBTOR: OLD KENT BANK, successor trustee to EDGEWOOD BANK, as Trustee aforesaid and not personally,

By: [Signature]
(Trust Officer) (Vice President)

ATTEST: [Signature]
(Assistant) Secretary

CLIFFORD SCOTT RUDNICK
Asst. Vice President & Trust Officer

ELAINE GROTE
PERSONAL TRUST OFFICER

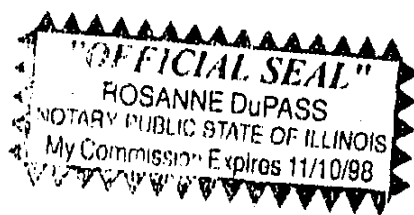
This Instrument Is Executed By OLD KENT BANK, successor trustee to EDGEWOOD BANK, Not Personally But Solely As Trustee, Under The Provisions Of A Deed Or Deeds In Trust Duly Recorded And Delivered To OLD KENT BANK, successor trustee to EDGEWOOD BANK In Pursuance Of A Trust Agreement Dated November 22, 1991 And Known As Trust No. 454, In The Exercise Of The Power And Authority Conferred Upon And Vested In It As Such Trustee. All The Terms, Provisions, Stipulations, Covenants And Conditions To Be Performed Hereunder (Whether Or Not The Same Are Expressed In Terms Covenant, Promises Or Agreements) By OLD KENT BANK, successor trustee to EDGEWOOD BANK Are Undertaken By It Solely As Trustee As Aforesaid, And Not Individually And No Personal Liability Shall Be Asserted Or Be Enforceable Against OLD KENT BANK, successor trustee to EDGEWOOD BANK By Reason Of Any Of The Terms, Provisions, Stipulations, Covenants And Conditions Contained In This Instrument.

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CLIFFORD SCOTT RUDNICK and ELAINE GROTE personally known to me to be the persons whose names are respectively, as (Trust Officer) (Vice President) and Assistant Secretary of OLD KENT BANK, successor trustee to EDGEWOOD BANK, an Illinois Banking Corporation, as Trustee as aforesaid, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Bank, caused the corporate seal of said Bank to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal December 27, 1994.

[Signature]
Notary Public



EXONERATION PROVISIONS RESTRICTING ANY LIABILITY OF OLD KENT BANK, SUCCESSOR TRUSTEE TO EDGEWOOD BANK, AFFIXED HERETO, HEREBY EXPRESSLY MADE A PART HEREOF.

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BANK: Edgewood Bank, an Illinois Banking Corporation

ATTEST:

By: [Signature]
(Trust Officer) (Vice President)

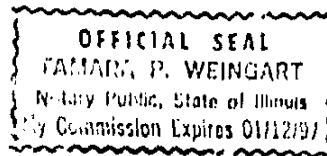
[Signature]
(Assistant) Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that [Signature] and [Signature], personally known to me to be the persons whose names are respectively, as Vice President and Assistant Secretary of EDGEWOOD BANK, an Illinois Banking Corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the 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; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said BANK, caused the corporate seal of said BANK to be affixed to said instrument as said Assistant Secretary's 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 December 27, 1994.

[Signature]
Notary Public



GUARANTORS:

The undersigned, Alan Froemel and Cindy Froemel, husband and wife, as beneficiaries under said Trust Agreement dated November 22, 1991 with OLD KENT BANK, successor trustee to EDGEWOOD BANK as Trustee and known as Trust No. 454, and as Guarantors under Guaranty dated June 27, 1994, hereby: (i) assume and agree to pay the amount remaining unpaid on the Note; (ii) consent and agree to the terms of this Extension and/or Modification Agreement and direct the Trustee to execute the same; and (iii) agree that the Guaranty dated June 27, 1994 extends to the terms and provisions of this Extension and/or Modification Agreement as the same apply to the Note and the Trust Deed.

Dated December 27, 1994.

*** There Is A "Balloon" Payment Under This Instrument. ***
*** All Principal And Interest Are Due No Later Than December 27, 1999. ***

[Signature]
Alan Froemel

[Signature]
Cindy Froemel

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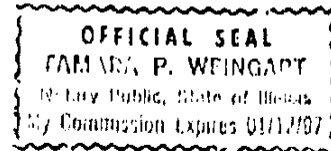
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alan Froemel and Cindy Froemel, husband and wife, personally known to me to be the 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 own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal December 27, 1994.

William H. Pokorny, Jr.
Notary Public



THIS INSTRUMENT WAS PREPARED BY:

William H. Pokorny, Jr.
Pokorny & Associates, Limited
100 West Plainfield Road, Suite 205
La Grange, Illinois 60525-2860

MAIL TO:

William H. Pokorny, Jr.
Pokorny & Associates, Limited
100 West Plainfield Road, Suite 205
La Grange, Illinois 60525-2860

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Exhibit A

Declaration Of Revocation Of Modification And Extension Agreement

THE UNDERSIGNED, pursuant to the provisions of that certain Extension and/or Modification Agreement dated December 27, 1994 and recorded on _____ in the Recorder's Office of Cook County (which Extension and/or Modification Agreement affects the real estate described therein), hereby revoke said Extension and/or Modification Agreement in its entirety and declare that the same shall be and is hereby null and void *ab initio* (or as of December 27, 1994).

DATED at Countryside, Illinois, December 27, 1994.

DEBTOR: OLD KENT BANK, successor trustee to EDGEWOOD BANK, as Trustee as set forth below, and not personally,

ATTEST:

By: _____
(Trust Officer) (Vice President)

(Assistant) Secretary

This Instrument is Executed By OLD KENT BANK, successor trustee to EDGEWOOD BANK, Not Personally But Solely As Trustee, Under The Provisions Of A Deed Or Deeds In Trust Duly Recorded And Delivered To OLD KENT BANK, successor trustee to EDGEWOOD BANK In Pursuance Of A Trust Agreement Dated November 22, 1991 And Known As Trust No. 454, In The Exercise Of The Power And Authority Conferred Upon And Vested In It As Such Trustee. All The Terms, Provisions, Stipulations, Covenants And Conditions To Be Performed Hereunder (Whether Or Not The Same Are Expressed In Terms Covenant, Promises Or Agreements) By OLD KENT BANK, successor trustee to EDGEWOOD BANK Are Undertaken By It Solely As Trustee As Aforesaid, And Not Individually And No Personal Liability Shall Be Asserted Or Be Enforceable Against OLD KENT BANK, successor trustee to EDGEWOOD BANK By Reason Of Any Of The Terms, Provisions, Stipulations, Covenants And Conditions Contained In This Instrument.

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