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## MODIFICATION AND EXTENSION AGREEMENT

This Agreement, made this 15th day of September, 1994, between LaSalle Northwest National Bank (hereinafter called "Mortgagee") and Shashikant H. Parekh, Shree P. Singh and C.K. Easo, (hereinafter collectively called "Mortgagors").

### WITNESSETH:

WHEREAS, the Mortgagors executed that certain Instalment Note dated the 6th day of September, 1989, payable to Mortgagee in the principal amount of ONE HUNDRED EIGHT THOUSAND SEVEN HUNDRED FIFTY AND NO/100THS (\$108,750.00) DOLLARS, payable in full on the 15th day of September, 1994; and,

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WHEREAS, said Note is secured by a certain Trust Deed (hereinafter "Mortgage") dated the 6th day of September, 1989, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on the 14th day of September, 1989, as Document No. 89-433405 and is further secured by an Assignment of Rents executed by the Mortgagors on September 6, 1989, and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on the 14th day of September, 1989, as Document No. 89-433406; and,

WHEREAS, said Note and Mortgage were extended to November 15, 1994 and recorded with the Office of the Recorder of Deeds of Cook County, Illinois on October 3, 1994 as Document No. 94-852432; and,

WHEREAS, said Note and Mortgage was thereafter extended to January 15, 1995 by Extension

This instrument was prepared by:

JOSEPH A. COAKLEY  
7000 W. 111th St., Suite 102  
Worth, IL 60482  
(708) 923-7000

Mail to:

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Agreement dated November 15, 1994, which Extension Agreement was recorded in the Office of the Recorder of Deeds of Cook County, Illinois; and.

WHEREAS, the Mortgagee is the owner and holder of the said Note, Mortgage, and Assignment of Rents, and the Mortgagors are the owners of the mortgaged premises; and.

WHEREAS, the Mortgagors have requested that the Mortgagee extend the time of payment of the Note from September 15, 1994, to March 1, 1996, and the Mortgagee is willing to extend the payment of principal to March 1, 1996, upon the terms and conditions and modifications as hereinafter set forth.

NOW, THEREFORE, in consideration of the payment to Mortgagee of an extension fee of TEN AND NO/100THS (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties, for themselves, their heirs, executors, administrators and assigns, hereby mutually agree as follows:

1. The principal unpaid balance of the Note, to wit: EIGHTY-FIVE THOUSAND NINE HUNDRED TWO AND 53/100THS (\$85,902.53) DOLLARS is hereby extended to March 1, 1996, provided that monthly installments of principal and interest are made to Bank as set forth hereinbelow.

2. The Instalment Note is modified as follows: 95132962

Commencing March 1, 1995 the interest rate on the principal unpaid balance remaining from time to time unpaid shall be One and One-half (1½%) per cent per annum in excess of the prime loan rate charged by LaSalle Northwest National Bank to prime commercial borrowers for short term unsecured loans (the "Prime Rate") which interest rate shall change when and as such Prime rate shall change. After maturity, whether by acceleration or otherwise, the remaining principal balance shall bear interest at the rate of Three and One-half (3½%) per cent in excess of the Prime Rate.

3. Principal and interest shall be payable as follows:

THREE HUNDRED SIXTY-TWO AND 50/100THS (\$362.50) DOLLARS plus interest shall be payable on the 1st day of April, 1995 and THREE HUNDRED SIXTY-TWO AND 50/100THS (\$362.50) DOLLARS plus interest on the 1st day of each succeeding month thereafter for ten consecutive months, with

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the final payment of the entire unpaid balance of principal and interest due on the 1st day of March, 1996, unless sooner paid.

4. Mortgagors acknowledge and agree that as of the date hereof, the unpaid principal balance under the Note is EIGHTY-FIVE THOUSAND NINE HUNDRED TWO AND 53/100THS (\$85,902.53) DOLLARS, that Mortgagors are now the owner of the premises upon which the Mortgage and Assignment of Rents are valid liens for such amounts due under the Note, and that there are no defenses or offsets to said Mortgages or Assignment of Rents or to the debt which they secure.

5. It is hereby further agreed that all of the stipulations, provisions, conditions and covenants of said Note, Mortgage and Assignment of Rents shall remain in full force and effect, except as herein extended and modified, and nothing herein shall be construed to impair the security or lien of the holder of said instruments, nor to affect nor impair any rights or powers which Mortgagee may have under said instruments for nonfulfillment of this agreement.

In Witness Whereof, the parties have hereunto set their hands and seals this day and year first above written.

MORTGAGEE:

LaSalle Northwest National Bank.

By: Michael Chip

Title: LOAN OFFICER

MORTGAGORS:

95137962

Shashikant H. Parekh  
SHASHIKANT H. PAREKH

Shree P. Singh  
SHREE P. SINGH

C. K. EASO  
C. K. EASO

CONSENTED TO, BY.  
Identification No. LAKE 4977  
Chicago Title & Trust Co., Trustee

By: James Benson

Title: Asst Vice President

Lanier Lawrence  
Assistant Secretary



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## EXHIBIT "A"

LOT 14 IN BLOCK 8 IN DISNEY'S IRVING PARK SUBDIVISION OF THE WEST 25 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 12 RODS OF THE SOUTH 40 RODS THEREOF), IN COOK COUNTY, ILLINOIS.

P.L.N. 13-14-126-074, VOL. 336

COMMONLY KNOWN AS: 3740 W. MONTROSE AVENUE, CHICAGO, IL 60618

THIS IS NOT HOMESTEAD PROPERTY

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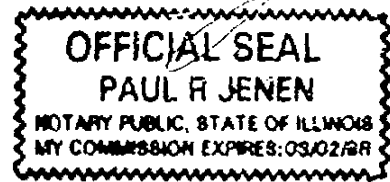
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STATE OF ILLINOIS        )  
                                  ) SS.  
COUNTY OF C O O K     )

I, PAUL R. JENEN a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT SHASHIKANT H. PAREKH, a married man, SHREE P. SINGH, a married man, and C. K. EASO, a married man, who are 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 acknowledged that they signed, sealed 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 24th day of FEB, 1995.

Paul R. Jenen  
NOTARY PUBLIC

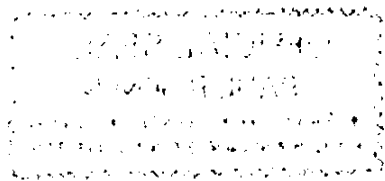


My commission expires: \_\_\_\_\_

\_\_\_\_\_

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

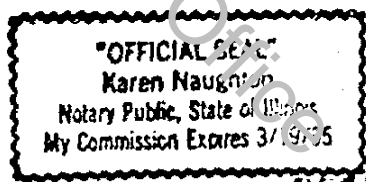
I, KAREN NAUGHTON, Notary Public, in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY, that JAMES D. BENSEL <sup>AVP</sup> Trust Officer of CHICAGO TITLE & TRUST CO  
SECT  
and HEVERLY W. HUBBARD, Assistant Trust Officer of said Trust

Company who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer, and Assistant Trust Officer respectively, 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 Trust Company as Trustee as aforesaid for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that she as custodian of the corporate seal of said Trust Company did affix the corporate seal of said Trust Company to said instrument as he own free and voluntary act and as the free and voluntary act of said Trust Company as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of February, 1995.

Karen Naughton  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_  
\_\_\_\_\_



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