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95143868

CAPITOL BANK AND TRUST
4801 W. FULLERTON AVE.
CHICAGO, IL 60639
312-622-7100 (Lender)

DEPT-01 RECORDING \$25.50
170008 TRAN 8349 03/02/95 10:51:00
4723 JB *-95-143868
COOK COUNTY RECORDER

MODIFICATION AND EXTENSION OF MORTGAGE

| | | | |
|---|---------------------------|--|---------------------------|
| GRANTOR | | BORROWER | |
| DELTA HEATING AND AIR CONDITIONING INC. | | DELTA HEATING AND AIR CONDITIONING INC. | |
| ADDRESS | | ADDRESS | |
| 4251 West Fullerton Avenue Chicago, IL 60639 | | 4251 West Fullerton Chicago, IL 60639 | |
| TELEPHONE NO. | IDENTIFICATION NO. | TELEPHONE NO. | IDENTIFICATION NO. |
| | | | 36-2692094 |

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THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 1ST day of JANUARY, 1995, is executed by and between the parties indicated below and Lender.

A. On SEPTEMBER 15, 1993, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of THREE HUNDRED THOUSAND AND NO/100 Dollars (\$ 300,000.00), which

Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book _____ at Page _____ Filing date NOVEMBER 22, 1993 as Document No. 93954711 in the records of the Recorder's (Registrar's) Office of Cook County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated n/a executed by Grantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is extended to JANUARY 1, 1996, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.
- (2) The parties acknowledge and agree that, as of JANUARY 1, 1995, the unpaid principal balance due under the Note was \$ 300,000.00, and the accrued and unpaid interest on that date was \$ n/a.
- (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
- (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
- (5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the
- (6) The Mortgage is further modified as follows:

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SCHEDULE A

Lot 7 in Harrow Gate of Inverness, being a Subdivision of the East 1/2 of the South East 1/4 of Section 13, township 42 North, Range 9 East of Third Principal Meridian, (except part dedicated for Highway purposes in Document Number 11045049), in Cook County, Illinois.

Address of Real Property: 2125 Harrowgate Drive
Inverness, IL

Permanent Index No.(s): 01-13-401-012-0000

SCHEDULE B

Inverness - Free and Clear

GRANTOR: DELTA HEATING AND
AIR CONDITIONING INC.

Bill F. Kanetis
Bill F. Kanetis
Owner

GRANTOR DELTA HEATING AND
AIR CONDITIONING INC.

Jean B. Kanetis
Jean B. Kanetis
President

GRANTOR:

GRANTOR:

Sophia Konstantinidis
SOPHIA KONSTANTINIDIS, SEC.

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

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BORROWER: DELTA HEATING AND AIR CONDITIONING INC.

Bill P. Kanetis
Bill P. Kanetis

BORROWER:

BORROWER:

BORROWER:

QUARANTOR:

QUARANTOR:

BORROWER: DELTA HEATING AND AIR CONDITIONING INC.

Jean B. Kanetis
Jean B. Kanetis
President

BORROWER:

Sophia Konstantinidis
SOPHIA KONSTANTINIDIS, SEC.

BORROWER:

BORROWER:

QUARANTOR:

QUARANTOR:

LENDER: CAPITOL BANK AND TRUST

Marge Schiavone
Marge Schiavone
Vice-President

State of ILLINOIS)
County of COLE) SS.

State of _____)
County of _____) SS.

I, Jane Burrichter a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BILL P. KANETIS, JEAN B. KANETIS, SOPHIA KONSTANTINIDIS personally known to me to be the same person S whose name S 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 themselves free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me on behalf of the _____ by _____

Given under my hand and official seal, this 1st day of JANUARY, 1995

Given under my hand and official seal, this _____ day of _____

Jane Burrichter
Notary Public

Notary Public

Commission expires: 5-17-95

Commission expires: _____



Prepared by and return to: Marge Schiavone

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Property of Cook County Clerk's Office