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PREPARED BY/MAIL TO:

Metropolitan Bank and
Trust Company
2201 W. Cermak Road
Chicago, Illinois 60608

96497473

DEPT-01 RECORDING \$27.00
T#0012 TRAN 1114 06/27/96 12:09:00
#4957 DT *-96-497473
COOK COUNTY RECORDER

MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT made this 12th day of APRIL, 1996, by and between WEST ROOSEVELT ROAD CORPORATION, whose address is 5640 W. TAYLOR, CHICAGO, IL (hereinafter called "Mortgagor") and METROPOLITAN BANK AND TRUST COMPANY, an Illinois banking corporation, with an office at 2201 West Cermak Road, Chicago, Illinois 60608 (hereinafter called "Mortgagee").

WITNESSETH:

This Agreement is based upon the following recitals:

A. On APRIL 12th, 1993, for full value received, Mortgagor executed and delivered to Mortgagee its Promissory Note in the principal amount of TWO HUNDRED THIRTY-SIX TWO HUNDRED FIFTY AND 00/100ths Dollars (\$ 236,250.00*****) (hereinafter called the "Note"), and secured the payment thereof by granting to Mortgagee, among other things, a certain Mortgage (hereinafter called the "Mortgage"), of even date with said Note, covering certain improved real property in the County of COOK, State of Illinois, which Mortgage was recorded on MAY 28th, 1993, as Document No. 93407205, with the Recorder of Deeds/Registrar of Titles of COOK County, Illinois, covering the property described on Exhibit "A" attached hereto and made a part hereof (hereinafter called the "Mortgaged Premises").

B. Mortgagor has requested that certain modifications be made in the above-mentioned Note and Mortgage.

C. The outstanding principal balance of said Note as of APRIL 12, 1996, is \$ 199,592.70.

D. Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises (unless disclosed to Mortgagee, and such subsequent lienholder has agreed to consent to this Modification Agreement and subordinate its lien to the lien of the Mortgage, as

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herein modified, which Consent and Subordination is attached hereto as Exhibit "B"), and that the lien of the Mortgage, as herein modified, is a valid, first and subsisting lien of said Mortgage Premises.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto do hereby mutually agree that the Note and Mortgage are hereby modified as follows:

1. THE MATURITY DATE IS EXTENDED TO APRIL 12th, 1999.

2. ~~ALL OTHER TERMS AND CONDITIONS REMAIN THE SAME.~~

3. _____

4. _____

In consideration of the modification of the terms of the Note and Mortgage by Mortgagee, as hereinabove set forth, Mortgagor does hereby covenant and agree to pay the balance of the indebtedness evidenced by the Note and secured by the Mortgage as herein modified, and to perform the covenants contained in the Mortgage, and further agrees that the prepayment privilege now in effect shall remain in full force and effect, and Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises held by Mortgagee, except as otherwise disclosed herein, and that the lien of the Mortgage is a valid, first and subsisting lien on said Mortgaged Premises.

Nothing herein contained shall in any manner whatsoever impair the Note and the Mortgage as modified hereby, or the first lien created thereby or any other documents executed by Mortgagor in connection therewith, or alter, waive, vary or affect any promise, agreement, covenant or condition recited in any of the above-mentioned documents, except as herein expressly modified, nor affect or impair any rights, powers, or remedies of Mortgagee under any of the above-mentioned documents. Except as hereinabove

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otherwise provided, all terms and provisions of the Note, Mortgage and other instruments and documents executed in connection with the subject mortgage loan, shall remain in full force and effect and shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto in manner and form sufficient to bind them, as of the day and year first above written.

METROPOLITAN BANK AND TRUST COMPANY:

Attest:

Evelyn Nieves

Its ~~SECRETARY~~
EVELYN NIEVES, ASST. VICE PRESIDENT

By:
Its

Lawrence T. Boulay
ASST. Vice President

MORTGAGOR:

Witness/Attest:

WEST ROOSEVELT ROAD CORPORATION

Joseph C. Crededio

JOSEPH C. CREDEDIO, PRESIDENT

John C. Crededio

JOHN C. CREDEDIO, VICE PRESIDENT

[Add Appropriate Acknowledgments]

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ATTACHED HERETO AND MADE A PART HEREOF.

THAT PART OF THE NORTH WEST 1/4 OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17 AFORESAID, WITH A LINE 347.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 17 AFORESAID: THENCE NORTH 00 DEGREES 36 MINUTES 22 SECONDS WEST PARALLEL WITH SAID EAST LINE 248.13 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 04 SECONDS WEST 135.19 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 52 SECONDS EAST 106.23 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 32 SECONDS EAST 60.28 FEET; THENCE SOUTH 0 DEGREES 02 MINUTES 52 SECONDS EAST 141.13 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 77.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5640 W. TAYLOR, CHICAGO, IL

PIN# 16-17-413-026

State of Illinois)
County of Cook)

ss. *** WEST ROOSEVELT ROAD CORPORATION
JOSEPH C. CREDEDIO, PRESIDENT

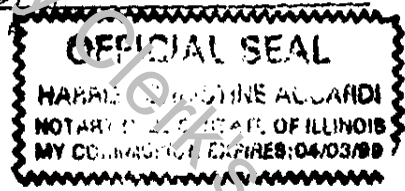
JOHN C. CREDEDIO, VICE PRESIDENT

The undersigned, a Notary Public in and for said county, in the aforesaid state, does hereby certify that *** and known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

SUBSCRIBED AND SWORN TO before me this 12th day of APRIL, 1996.

David Andrew Stewart
Notary Public

My Commission expires: 4/03/99



STATE OF ILLINOIS)
COUNTY OF COOK)

ss.

I, VICENTE HARO

a Notary Public in and for said county, in the state aforesaid, do hereby certify that on this day personally appeared before me, EVELYN NIVENS and LAWRENCE A. DOUGLAS, personally known to me to be the same persons whose names are subscribed to the foregoing instrument and personally known to me to be the ASST. VICE PRESIDENT and ASST. VICE PRESIDENT of METROPOLITAN BANK AND TRUST COMPANY and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act and deed, for the uses and purposes therein set forth, and that the seal affixed to the foregoing instrument is the corporate seal and the said instrument was signed, sealed and delivered in the name and in behalf of said corporation as the free and voluntary act of said corporation for the uses and purposes set forth.

Given under my hand and notarial seal this 12th day of APRIL, 1996.

Vicente Haro
Notary Public
"OFFICIAL SEAL"
VICENTE HARO
Notary Public, State of Illinois
My Commission Expires 9/23/97

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