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DEPT-01 RECORDING \$27.50
 T#0015 TRAN 7991 12/04/96 11:29:00
 #6095 CT *-96-917240
 COOK COUNTY RECORDER

LOAN EXTENSION/and or MODIFICATION AGREEMENT

96917240

LOAN NO. 4000011-0

WHEREAS **MIDLAND FEDERAL SAVINGS & LOAN ASSOCIATION**

loaned **9059 S. HARLEM, INC. DBA BRIDGEVIEW AUTO CENTER**

2750 C.B.

the sum of TWO HUNDRED TWENTY TWO THOUSAND AND N/100 Dollars (\$ 222,000.00),

as evidenced by a note and mortgage ("Security Instrument") executed and delivered on, 12-29-89, which Security Instrument was duly recorded in the public records in the Jurisdiction where the mortgaged property is located, and was recorded on January 10, 1990 as document number 90015234 which covers the real property described in the mortgage, located at 9059 S. HARLEM AVL., BRIDGEVIEW, IL 60455

the real property described being set forth as follows:

PARCEL 1:

THE NORTH 60 FEET OF THE SOUTH 100 FEET OF THE EAST 70.24 FEET OF THE WEST 244.24 FEET OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 65.0 FEET OF THE SOUTH 165.0 FEET OF THE EAST 50.24 FEET OF THE WEST 224.24 FEET OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 125.0 FEET OF THE SOUTH 165.0 FEET OF THE EAST 124.0 FEET OF THE WEST 174.0 FEET OF THE NORTH WEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PROPERTY TAX I.D.#	PIN#	24-06-100-016-0000	PARCEL 1
		24-06-100-019-0000	PARCEL 2
		24-06-100-015-0000	PARCEL 3

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(b) all terms and provisions of any adjustable rate rider or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

(a) all terms and provisions of the Note and Security Instrument (if any) providing for implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and

4. The Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, the Borrower's covenants and agreements to make all payments and taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that the Borrower is obligated to make under the Security Instrument; however, in the event the original loan is modified from an adjustable interest rate to a fixed interest rate the following terms and provisions are forever cancelled, null and void, as of the date specified in paragraph No. 1 above:

3. If the Lender exercises this option, the Lender shall give the Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the Borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

3. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the Borrower is not a natural person) without the prior written consent, the Lender may, at its option, require immediate, payment in full of all sums secured by this Security Instrument.

The Borrower will make such payments at MIDLAND FEDERAL SAVINGS AND LOAN 8929 S. Harlem Ave., Bridgeview, IL 60155 or at such other place as the Lender may require.

2. The Borrower promises to pay the Unpaid Balance, plus interest, to the order of the Lender. Interest will be charged on the Unpaid Balance at an interest rate of PRIME PLUS 2.0 % per annum until paid, and that the same shall be payable (\$ 2,056.98), per month, beginning on the 1st day of November 19 96, to be applied first to interest, and the balance to principal, plus a sum estimated to be sufficient to discharge taxes and insurance obligations (which estimated sum may be adjusted as necessary) and that in all other respects said Security Instrument shall remain in full force and effect. It on owes amounts under the Note and the Security Instrument, as amended by this Agreement, the Borrower will pay these amounts in full on said Maturity Date.

1. As of 10/15/96 is U.S.\$ 177,719.15, the amount payable under the Note and the Security Instrument (the "Unpaid Balance") consisting of the amount(s) loaned to the Borrower by the Lender and any interest capitalized to date.

AND WHEREAS, the parties desire to restate the modified terms of said loan so that there shall be no misunderstanding of the matter;

WHEREAS, the undersigned, the owner of said premises, has found it necessary and does hereby request a modification of the terms of said loan for the following reasons:

* BORROWER AND LENDER HEREBY AGREE TO EXTEND THE BALLOON MATURITY DATE FOR A PERIOD OF THREE YEARS TO DECEMBER 31, 1998. BORROWER AND LENDER ALSO HEREBY AGREE TO AMEND THE INTEREST RATE ADJUSTMENTS FROM A MONTHLY BASIS TO A QUARTERLY BASIS.

177-719-15

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5. Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument. Except as otherwise specifically provided in this Agreement, the Note and Security Instrument will remain unchanged, and the Borrower and the Lender will be bound by, and comply with, all of the terms and provisions thereof, as amended by this Agreement.

Signed, sealed and delivered this 15th day of October 19 96 .

MIDLAND FEDERAL SAVINGS AND LOAN ASSOCIATION

By Paul [Signature]
President

x Walter C. Kruse
Walter C. Kruse, President/Owner

ATTEST:

Richard Taylor
Assistant Secretary

Robin Horn
Robin Horn, Secretary

*Note: Strike out words "for the following reasons:" if not applicable.

"Prime" shall be defined as the Prime Rate as published in the Wall Street Journal.

CONSENT TO LOAN MODIFICATION

The undersigned endorser or endorsers, guarantor or guarantors, or other secondary obligor or obligor, including an original unreleased borrower or borrowers, hereby consent to the foregoing loan modification.



THIS INSTRUMENT WAS PREPARED BY:

Tina Ritter
Midland Federal Savings & Loan
8929 S. Harlem Ave.
Bridgeview, IL 60455

MAIL TO:

Tina Ritter
Midland Federal Savings & Loan
8929 S. Harlem Ave.
Bridgeview, IL 60455

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My Commission Expires: 1-27-99

OFFICIAL SEAL
LINDA KOLECKI
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JAN. 27, 1999

Notary Public
Print Name: Linda Kolecki

Linda Kolecki

STATE OF ILLINOIS
COUNTY OF COOK

OFFICIAL SEAL
RICHARD TAYLOR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/28/96

My Commission Expires:

Notary Public
Print Name: Richard Taylor

Richard Taylor

STATE OF ILLINOIS
COUNTY OF COOK

[Space Above This Line For Recording Date]

The foregoing instrument was acknowledged before me this 15 day of Oct, 1996 by Walter Kruse, as President of 9053 S. Harlem, Inc. and Robin Horn, as Secretary of 9059 S. Harlem, Inc., on behalf of the corporation. They are personally known to me or they have produced as identification and who did take an oath.

The foregoing instrument was acknowledged before me this 15th day of November, 1996 by Paul Zogas, President of Midland Federal Savings & Loan Association and Richard Taylor, Assistant Secretary of Midland Federal Savings & Loan Association, on behalf of the corporation. They are personally known to me or they have produced as identification and who did take an oath.

Poplar Creek Cook County Clerk's Office

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