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RECORDATION REQUESTED BY:

Hinsdale Bank & Trust Co.
25 East First Street
Hinsdale, IL 60521

96052528

WHEN RECORDED MAIL TO:

Hinsdale Bank & Trust Co.
25 East First Street
Hinsdale, IL 60521

DEPT-01 RECORDING \$25.50
T#0004 TRAN 2795 01/19/96 11:40:00
#7420 LF *-96-052528
COOK COUNTY RECORDER

SEND TAX NOTICES TO:

Hinsdale Bank & Trust Co.
25 East First Street
Hinsdale, IL 60521

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: C. Corley
25 E. First St.
Hinsdale IL 60521



HINSDALE BANK
& TRUST COMPANY

96052528

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 21, 1995, BETWEEN 75 LaGrange Limited Partnership (An Illinois Limited Partnership) (referred to below as "Grantor"), whose address is 133 East Ogden Ave., Hinsdale, IL 60521; and Hinsdale Bank & Trust Co. (referred to below as "Lender"), whose address is 25 East First Street, Hinsdale, IL 60521.

MORTGAGE. Grantor and Lender have entered into a mortgage dated October 24, 1995 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Recorded November 22, 1995, Cook County Recorder of Deeds, Recording# 95-810951 ✓

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in Cook County, State of Illinois:

The North 1/2 of Lot 18 and all of Lots 19 and 20 and the South 1/2 of Lot 21 in Block 3 in Leiter's addition to LaGrange in the Northeast 1/4 of Section 4, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 75 So. LaGrange Rd., LaGrange, IL 60625. The Real Property tax identification number is 18-04-230-019.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Principal Increase from \$75,000.00 to \$175,000.00 and Extended Maturity Date to September 15, 1996.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future

\$25.50
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modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE. AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

75 LaGrange Limited Partnership (An Illinois Limited Partnership)

LENDER:

Hinsdale Bank & Trust Co.

By: [Signature]
Authorized Officer

INDIVIDUAL ACKNOWLEDGMENT

STATE OF Illinois)

) ss

COUNTY OF DeKalb)

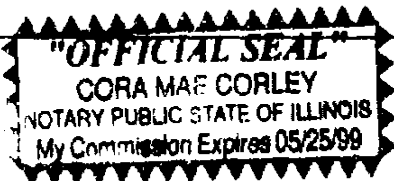
On this day before me, the undersigned Notary Public, personally appeared 75 LaGrange Limited Partnership (An Illinois Limited Partnership), to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 21st day of December, 1995.

By [Signature] Residing at Wife

Notary Public in and for the State of Illinois

My commission expires _____



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

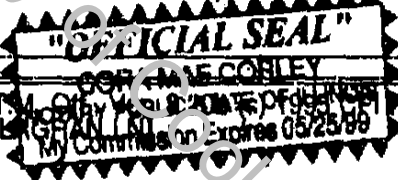
STATE OF Illinois)
) ss
COUNTY OF Jefferson)

On this 21st day of December, 19 95, before me, the undersigned Notary Public, personally appeared Richard B. Murphy and known to me to be the Executive Vice President, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Richard B. Murphy Residing at Wisc

Notary Public in and for the State of Illinois

My commission expires _____



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(IL-G201 E3.20 F3.20 P3.20 75) My Commission Expires 05/25/99

Jefferson County Clerk's Office

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