

UNOFFICIAL COPY

96087814

MORTGAGE MODIFICATION AGREEMENT

This Mortgage Modification Agreement is entered into this 22nd day of January, 1996, between Larissa Sawka, a widow, whose address is 382 Westmere, Des Plaines,

Illinois 60016 (hereinafter referred to as "Mortgagee"); and Edward G. Puhl as Trustee of the Edward G. Puhl Declaration of Trust No. 10889.01 dated October 3, 1995, and Mary Jo Puhl as Trustee of the Mary Jo Puhl Declaration of Trust No. 10889.02 dated October 3, 1995; whose address is 5551 Amanda Court, Rolling Meadows, Illinois 60008 (hereinafter referred to as "Mortgagor").

WHEREAS, Edward G. Puhl as Trustee of the Edward G. Puhl Declaration of Trust No. 10889.01 dated October 3, 1995, and Mary Jo Puhl as Trustee of the Mary Jo Puhl Declaration of Trust No. 10889.02 dated October 3, 1995, are successors in interest to Edward G. Puhl and Mary Jo Puhl as individuals.

WHEREAS, the Mortgagor was originally indebted to the Mortgagee in the principal amount of Ninety-five Thousand and No/100 Dollars (\$95,000.00); and

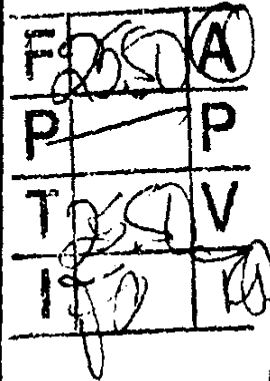
WHEREAS, the principal balance of that indebtedness has been reduced to Ninety-two Thousand Five Hundred and No/100 (\$92,500.00); and

WHEREAS, in order to secure the original indebtedness, the Mortgagor executed and delivered to the Mortgagee a certain Mortgage dated June 24, 1992, to secure a Note in the original amount of Ninety-five Thousand and No/100 Dollars (\$95,000.00), which Mortgage was recorded July 7, 1992, as Document No. 92493412 (hereinafter referred to as "Mortgage"), which Mortgage conveyed real estate located in Cook County, Illinois, commonly known as 629 Dulles, Des Plaines, Illinois 60016, and is legally described on Exhibit A attached hereto and made a part hereof; and

WHEREAS, the original Note has a maturity date of July 1, 1997, and bears interest at the rate of 9.25% per annum; and

WHEREAS, the parties desire to extend the maturity date and modify the interest rate;

NOW THEREFORE, the parties agree as follows:



DEPT-01 RECORDING \$25.50
T#0003 TRAN 2410 02/02/96 10:26:00
#2268 ÷ LM *-96-087814
COOK COUNTY RECORDER

SPACE FOR RECORDERS USE ONLY

96087814


UNOFFICIAL COPY

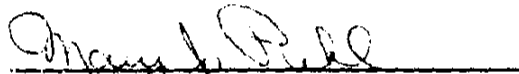
1. In consideration of the mutual covenants and promises contained herein and for \$1.00 and other good and valuable consideration, each to the other paid, the parties agree to extend the term of the Mortgage through and including January 31, 1998 with a final payment of the then outstanding principal and any accrued interest to be paid in full.

2. The parties further agree to modify the terms of the Note secured by the Mortgage to provide that the interest rate shall be modified to 7% per annum. The Mortgagor shall pay, commencing February 1, 1996, payments to the Mortgagee in the amount of Six Hundred Thirty-seven and 83/100 Dollars (\$637.83) and \$637.83 the first day of each month thereafter until January 1, 1998 when the entire principal balance and any accrued interest shall be due and payable in full.

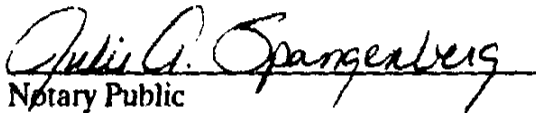
3. That the parties hereby confirm and ratify all of the remaining terms and provisions of the Note and Mortgage other than those specific provisions which are hereby amended and modified in accordance with the terms and provisions of this Agreement.

MORTGAGORS:


Edward G. Puhl as Trustee of the Edward G. Puhl Declaration of Trust No. 10889.01
Dated October 3, 1995



Mary Jo Puhl as Trustee of the Mary Jo Puhl Declaration of Trust No. 10889.02
Dated October 3, 1995

Subscribed and sworn to before me this
3/5th day of January, 1996.

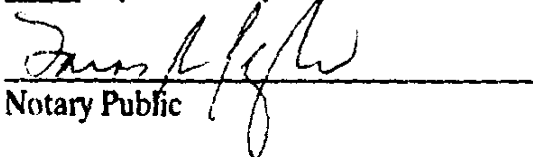

Notary Public

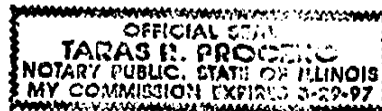


MORTGAGEE:


Larissa Sawka

Subscribed and sworn to before me this
30th day of January, 1996.


Notary Public



This instrument prepared by:

Dennis S. Nudo
Nudo, Poteracki & Salabes
9575 W. Higgins Rd., Ste. 801
Rosemont, IL 60018



158-5609

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

TO MORTGAGE MODIFICATION AGREEMENT
DATED JANUARY 22, 1996
BETWEEN LARISSA SANKA ("MORTGAGEE")
AND EDWARD G. PUEL AND MARY JO PUEL ("MORTGAGOR")

Property commonly known as 629 Dulles, Des Plaines, Illinois 60016, and legally described as follows:

PARCEL 1:

THE WEST 26.90 FEET OF THAT PART OF LOT 2 LYING EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT 2, SAID POINT BEING 1168.87 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2, TO A POINT IN THE SOUTH LINE OF SAID LOT 2, SAID POINT BEING 1165.86 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2 IN VILLAGE GREEN APARTMENT SUBDIVISION BEING A SUBDIVISION OF PART OF LOTS 17 AND 19 OF THE OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN UNDIVIDED 1/5 INTEREST IN THE NORTH 80.0 FEET OF THE WEST 12.50 FEET OF THE THAT PART OF THE LOT 2 WHICH LIES EAST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF SAID LOT 2 AT A POINT 1102.12 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 2 TO A POINT IN THE SOUTH LINE OF SAID LOT 2 SAID POINT BEING 1099.11 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 2 IN VILLAGE GREEN APARTMENT SUBDIVISION BEING A SUBDIVISION OF PART OF LOTS 17 AND 19 OF THE OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT '1' THERETO ATTACHED DATED DECEMBER 29, 1964 AND RECORDED DECEMBER 30, 1964 AS DOCUMENT NUMBER 19345619 AS CORRECTED BY CERTIFICATE OF CORRECTION DATED JANUARY 20, 1965 AND RECORDED JANUARY 21, 1965 AS DOCUMENT NUMBER 19362807 MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1964 AND KNOWN AS TRUST NUMBER 33013, IN COOK COUNTY, ILLINOIS

PIN: 08-13-118-034

30087811

