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96273604

EXTENSION AND MODIFICATION AGREEMENT

DEPT-01 RECORDING \$27.50
T#5555 TRAN 1207 04/11/96 11:21:00
#0601 J J * -96-273604
COOK COUNTY RECORDER

This Agreement made this 5th day of February, 1996 by and between 15120 Partnership herein referred to as as "Borrower" and Heritage Bank f/k/a Heritage Bremen Bank & Trust Co. herein referred to as "Bank", owner and holder of the note secured by the following described Real Estate:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Lot 4 in Block 8 in Arthur T. McIntosh's Cicero Avenue Subdivision in the West 1/2 of Section 15, and East 1/2 of Section 16, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

PIN: 28-16-200-010

COMMON ADDRESS: 15136 S. LeClaire Avenue, Oak Forest, IL 60452

THAT WHEREAS Trustee heretofore executed a certain Mortgage & Assignment of Rents dated the 19th day of December, 1995, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on 2/16/96 as Document Numbers 96126261 and 96126262 in conveying the above described premises to Heritage Bank formerly Heritage Bremen Bank & Trust Co., an Illinois Corporation, to secure payment of a certain Principal Promissory Note executed by the Borrower, payable in the sum of \$475,000.00 as therein provided.

AND WHEREAS said Mortgage & Assignment of Rents, securing said Principal Promissory Note is a valid and subsisting lien on the premises described therein.

AND WHEREAS the parties thereto have agreed upon certain modification of the terms of said Note and Mortgage & Assignment of Rents and to the time of payment of said Note.

NOW, THEREFORE, in consideration of the premises, and the mutual promises and agreements hereinafter made by and between the parties hereto, the said parties do hereby mutually agree as follows: That said Note and Mortgage & Assignment of Rents and Modification be and the same is hereby modified to show that the current principal balance is \$324,084.42 with a monthly principal and interest payment of \$4,024.54 beginning 3/05/96 and continuing on the fifth day of each consecutive month at a fixed rate of interest of 8.00% with a final payment of all accrued principal and interest due on 12/05/2000.

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IT IS FURTHER MUTUALLY AGREED by and between the parties that all provisions of said Note and Mortgage & Assignment of Rents shall remain unchanged and in full force and effect for and during said period except only as herein specifically modified, and further that in event of default in the payment of principal or interest due under said Note as herein modified, or in the event of failure to perform any and all of the agreements contained in said Note and Mortgage & Assignment of Rents as herein modified, the entire amount of unpaid principal and interest shall at the option of the holder thereof become immediately due and payable without notice or demand; that all the rights and obligations under said Mortgage & Assignment of Rents as modified shall extend to and be binding on the successors and assigns of Bank and the successors and assigns of Trustee.

This Agreement is executed by 15120 Partnership as Borrower.

BORROWER:

15120 Partnership

BY: [Signature]
James Malecky, General Partner

BY: [Signature]
David Vice, General Partner

STATE OF ILLINOIS)
County of Cook)

I, KIMBERLY M. MALECKY, a Notary Public in and for and residing in said County, in the State aforesaid, do hereby certify that James Malecky and David Vice, who are personally known to me to be the same persons whose names 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 their free and voluntary act, to the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 11 day of MAR, 1996

[Signature]
(Notary Public)

HERITAGE BANK F/K/A HERITAGE BREMEN BANK & TRUST CO.

BY: [Signature] ATTEST: [Signature]
Joseph F. Specht Howard K. Kockler

STATE OF ILLINOIS)
County of Cook)

I, Deborah M. Mandel, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Joseph F. Specht of Heritage Bank and Howard K. Kockler of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that she as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as her own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 5th day of Feb, 1996



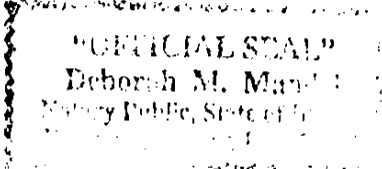
[Signature]
(Notary Public)

RETURN TO:

Heritage Bank
17500 Oak Park Avenue
Tinley Park, IL 60477

THIS DOCUMENT PREPARED BY:

Deborah M. Mandel



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 11, 1996

Signature: _____

Grantor or Agent

Subscribed and sworn to before

me by the said _____

this 11 day of April, 1996

Notary Public _____



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 11, 1996

Signature: _____

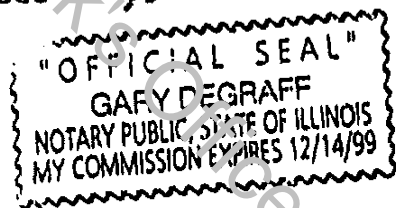
Grantee or Agent

Subscribed and sworn to before

me by the said _____

this 11 day of April, 1996

Notary Public _____



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ADI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4, of the Illinois Real Estate Transfer Tax Act.)

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