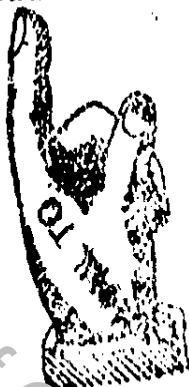


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This Document Prepared By  
and return after recording to: 96310007

Maria D. Cousino  
LaSalle Northwest National Bank  
4747 West Irving Park Road  
Chicago, IL 60641

DEPT-01 RECORDING \$29.50  
T#0001 TRAN 3619 04/25/96 09103100  
#0410 + RC \*96-310007  
COOK COUNTY RECORDER



Property of Cook County Office

29.50

## MODIFICATION AND EXTENSION TO PROMISSORY NOTE, MORTGAGE, AND ASSIGNMENT OF RENTS AND LEASES

This Modification and Extension to Promissory Note,  
Mortgage, and Assignment of Rents and Leases entered into this 9th  
day of April 1996, by and between Ronald Sabal (the Mortgagor) and  
LaSalle Northwest National Bank ( the Mortgagee).

### WITNESSETH:

WHEREAS, Mortgagor is a party to a Note dated April 26,  
1991 in the principal amount of \$150,500.00 (the "Promissory Note")  
in favor of LaSalle Northwest National Bank (the "Bank"), which  
Promissory Note is secured by the Mortgage dated April 26, 1991  
(the "Mortgage") which was recorded on May 6, 1991 as Document No.  
91212374 in the County of Cook, State of Illinois; and

WHEREAS, as additional security for the indebtedness  
evidenced by the Promissory Note, Mortgagor executed an Assignment  
of Rents and Leases dated April 26, 1991 which was recorded on May  
6, 1991 as Document No. 91212375 in the County of Cook, State of  
Illinois; and

WHEREAS, the principal amount of \$142,503.49 remains  
unpaid as of the date hereof on the Note; and

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WHEREAS, Mortgagee has agreed to modify and extend the aforementioned Promissory Note, Mortgage and Assignment of Rents and Leases on the terms and conditions as set forth herein;

WHEREAS, Mortgagor recognizes and affirms that the lien of the aforesaid Mortgage and Assignment of Rents and Leases is a valid and subsisting lien on the real property located in Cook County, State of Illinois described in Exhibit "A" attached hereto and incorporated by reference herein;

NOW THEREFORE, in consideration of the mutual covenants contained herein and upon the express condition that the lien of the Promissory Note, Mortgage, and Assignment of Rents and Leases is a valid and subsisting lien on the premises legally described in Exhibit "A" and on the further condition that the execution of this Modification and Extension of the Promissory Note, Mortgage, and Assignment of Rents and Leases, will not impair the lien of said Mortgage and Assignment of Rents and Leases and that it is understood that upon a breach of said conditions or either of them, that this Agreement will not take affect and shall be void;

## IT IS HEREBY AGREED AS FOLLOWS:

1. The foregoing recitals are hereby adopted by the parties hereto and made a part hereof and are binding on the parties.

2. The Mortgagor hereby covenants, promises and agrees to perform each and all of the covenants, agreements and obligations contained in the Promissory Note, Mortgage, and Assignment of Rents and Leases to be performed by Mortgagor therein at the time and in the manner in all respects as provided therein and to be bound by all the terms and provisions of said Mortgage and Assignment of Rents and Leases.

3. IT IS FURTHER AGREED, HOWEVER, that the Promissory Note, Mortgage, and Assignment of Rents and Leases on which there is an outstanding balance of \$142,503.49 and which is due currently to be paid in full no later than May 1, 1996 shall be modified and extended to mature on May 1, 2001. Said note will bear interest from the date hereof at a per annum rate of Eight and twenty five hundredths (8.25%) percent. Principal and interest are payable monthly on the 1st day of each month commencing June 1, 1996 in monthly installments of \$1,217.15 with a final payment of all unpaid principal and interest due and payable on the 1st day of May 2001 the "Maturity" Date. All payments shall be made in lawful money of the United States at the offices of LASALLE NORTHWEST NATIONAL BANK, 4747 West Irving Park Road, Chicago, Illinois 60641, or such other place that the holder may from time to time in writing elect.

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4. Said Promissory Note, Mortgage, and Assignment of Rents and Leases as modified and extended is subject to all the provisions contained in said Promissory Note, Mortgage, and Assignment of Rents and Leases and Mortgagor specifically agrees, recognizes and affirms the Promissory Note, Mortgage, and Assignment of Rents and Leases are modified and extended to secure the performance of all those covenants, agreements and conditions contained in all the instruments pertaining to the repayment of the Note.

5. Mortgagor agrees that if a default is made in the payment of any principal or interest in the Note as modified and extended when due or if there shall be any other breach or default of the terms, conditions and covenants of the Promissory Note, Mortgage, and Assignment of Rents and Leases, and any Guaranty or other instrument securing repayment of the Promissory Note, then the entire principal balance, together with all accrued interest shall at the option of the Mortgagee, as holder of the Note, become due and payable immediately without further notice.

6. All the real property described in the Mortgage and Assignment of Rents and Leases shall remain in all respects subject to the lien, charge and encumbrance of the Mortgage and Assignment of Rents and Leases and nothing contained herein and nothing done pursuant hereto shall affect or be construed to affect the lien, charge or encumbrance or the conveyance affected by the Mortgage except as expressly provided herein.

7. The term "Promissory Note" as used herein shall be construed to mean the Promissory Note and the Promissory Note as extended, and modified herein or by any other instrument evidencing the indebtedness referred to herein.

8. The original signed copy of this Modification and Extension shall be duly recorded with the Recorder of Deeds of Cook County, Illinois. This Modification and Extension together with the original Promissory Note, Mortgage, and Assignment of Rents and Leases shall constitute the terms and conditions of the Promissory Note, Mortgage, and Assignment of Rents and Leases and be binding upon Mortgagor and their successors and assigns.

9. Modification and Extension will not occur until Mortgagor pays Mortgagee a fee of \$892.75.

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IN WITNESS WHEREOF, the parties have executed this Modification of the Promissory Note, Mortgage and Assignment of Rents and Leases day and year first above written.

Ronald Sabel  
Ronald Sabel

Subscribed and Sworn to before  
me this 21 day of April, 1996.

Maria del Pilar Cousino  
Notary Public



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## EXHIBIT "A"

UNITS 2-202, 4-204, 6-102, 6-202, 6-208, 8-202, 8-204, 8-206 AND 8-208 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SANDPIPER CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 26116685, IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SAID PREMISES MORE COMMONLY KNOWN AS: 9 CONDOMINIUM UNITS LOCATED AT 620, 639, 869, AND 870 TRACE, BUFFALO GROVE, ILLINOIS 60089.

PIN NUMBERS: 03-06-400-036-1099, 03-06-400-036-1105, 03-06-400-036-1136, 03-06-400-036-1138, 03-06-400-036-1140, 03-06-400-036-1029, 03-06-400-036-1065, 03-06-400-036-1090, 03-06-400-036-1134.

This document prepared by:

Maria D. Cousins  
LaSalle Northwest National Bank  
4747 West Irving Park Road  
Chicago, Illinois 60641

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