

MORTGAGE MODIFICATION AGREEMENT

This Agreement is made this 23rd day of April, 1996, by and between GRAND NATIONAL BANK formerly known as FIRST NATIONAL BANK OF NILES, a National Banking Association ("Bank"), the owners of the Note and Mortgage hereinafter described, and GRAND NATIONAL BANK formerly known as FIRST NATIONAL BANK OF NILES, under Trust Agreement dated July 18, 1991 and known as Trust Number 683, the owners of the real estate hereinafter and in said Mortgage described ("Owner").

- In consideration of the mutual promises of the parties hereto, the parties hereby agree to modify the interest rate and extend the time of payment of the indebtedness as evidenced by the Note in the amount of Four Hundred Seventy Thousand Dollars and 00/100ths (\$470,000.00), dated August 30, 1991, signed by GRAND NATIONAL BANK formerly known as FIRST NATIONAL BANK OF NILES, under Trust Agreement July 18, 1991 and known as Trust Number 683, and secured by a Mortgage and Assignment of Rents dated August 30, 1991, which Mortgage and Assignment of Rents were recorded on September 23, 1991, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 91491993 and 91491994, respectively conveying to GRAND NATIONAL BANK formerly known as FIRST NATIONAL BANK OF NILES certain real property in Cook County, Illinois, described as follows:

SEE ATTACHED FOR LEGAL DESCRIPTION

PROPERTY ADDRESS:

1414 East Oakton
Des Plaines, IL

PERMANENT INDEX NUMBER:

09-20-417-032
09-20-417-039

RE: TITLE SERVICES # 05-349

DEPT-01 RECORDING
150009 TRAN 2165 05/07/96 08:21:05
#3488 SK *-96-544-322
COOK COUNTY RECORDER

29.50 / M/M

- The amount remaining unpaid on the indebtedness due on the Note and secured by the Mortgage and Assignment of Rents is \$425,950.85. Said remaining indebtedness together with interest prior to maturity on the balance of principal remaining from time to time unpaid at the rate of Eight and one half percent (8.5%) per annum, shall be payable in monthly installment as follows: Four Thousand Four Hundred Fifty Eights dollars and 02/100ths (\$4,458.02), beginning on the 15th day of May, 1996 and a like sum on the fifteenth day of each month thereafter until the Agreement is fully paid, except that the final payment of both principal and interest, if not sooner paid, shall be due September 15, 2001. All payments on account of the indebtedness evidenced by this Agreement shall be first applied to costs, and then to interest on the unpaid principal balance, and the remainder to principal.

Notwithstanding anything to the contrary contained herein, the undersigned agrees to pay a late charge of \$25.00 for each month a monthly installment is received more than 15 days after the installment is due. The late charge shall be payable on the next installment due date together with the regular installment.

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3. This agreement is supplementary to the Mortgage. All provisions of the Mortgage and Note, including the rights to declare principal and accrued interest due for any cause specified in the Mortgage or Note, shall remain in full force and effect, the terms and conditions of this Agreement shall control in the event of any inconsistency between this Agreement and the Note or Mortgage.

Any provisions of the Note or Mortgage that are not consistent with the terms of this Agreement shall apply to the repayment of the unpaid indebtedness. The owners agree to perform all the covenant of the grantor or grantors in the Mortgage. The provisions of the Agreement shall insure to the benefit of the Note and shall bind the heirs, personal representatives and assigns of the Owners. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois. The Owners hereby waive and release all rights and benefits accruing under and by virtue of any and all statutes of the State of Illinois providing for the Exemption of Homesteads from the sale on execution or otherwise and all other interests in the above-described real estate, including without limitation, any exemptions the Owners may have under any State or Federal bankruptcy or insolvency laws in the above described real estate.

In testimony whereof, the parties hereto have signed, sealed and delivered this Agreement the day and year first above written.

GRAND NATIONAL BANK f/k/a
FIRST NATIONAL BANK OF NILES

BY: *Michael T. Barbaglia*
Michael T. Barbaglia
Vice President

Margaret L. Urban V.P.
Margaret L. Urban
Assistant Vice President

GRAND NATIONAL BANK formerly known as
FIRST NATIONAL BANK OF NILES, as Trustee,

BY: *K.V. Troken*
K.V. Troken
Vice President

Kathleen A. Nellesen
Kathleen A. Nellesen
Land Trust Officer

GUARANTOR(S):

BY: *James Mandas*
James Mandas

Koula Mandas
Koula Mandas

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.R DEPT-01 RECORDING #29.50
. T#0009 TRAN 2165 05/07/96 09:22:00
. #3488 + SK *-96-344159
. COOK COUNTY RECORDER

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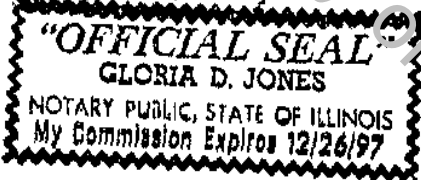
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STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the Undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL T. BARBAGLIA, Vice President and MARGARET L. URBAN, Assistant Vice President of GRAND NATIONAL BANK formerly known as FIRST NATIONAL BANK OF NILES, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers 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, for the uses and purposes therein set forth; and the said Vice President then and there acknowledged that as custodian for the corporate seal of said Bank, did affix the corporate seal of said bank to said instrument as said Vice President's own free and voluntary act and as the free and voluntary act of said Bank, as President as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notorial Seal this 29 day of April, 1996.



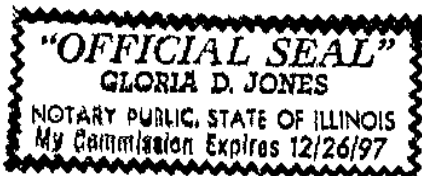
Gloria D. Jones
Notary Public

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STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the Undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that K. V. TROKEN, Vice President and KATHLEEN A. NELLESSEN, Land Trust Officer of GRAND NATIONAL BANK formerly known as FIRST NATIONAL BANK OF NILES, as Trustee, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers 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, for the uses and purposes therein set forth; and the said Vice President then and there acknowledged that as custodian for the corporate seal of said Bank, did affix the corporate seal of said bank to said instrument as said Vice President's own free and voluntary act and as the free and voluntary act of said Bank, as President as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notorial Seal this 29 day of April, 1996.



Gloria D. Jones
Notary Public

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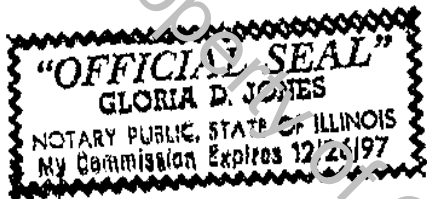
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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for the State aforesaid, DO HEREBY CERTIFY that James Mandas and Koula Mandas, personally known to me to be the same person whose name is subscribed to foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notorial seal this 29 day of April, 1996.



[Signature]
Notary Public

Cook County Clerk's Office

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DOCUMENTS PREPARED BY: HOWARD A. MCKEE
3411 W. 107th STREET WEST OAKTON
MILES ILLINOIS 60714

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PARCEL 1: The South 62 feet of Lot 11 in Block 16 in Arthur T. McIntosh and Company's Addition to DesPlaines Heights, being a Subdivision of that part East of railroad of the South Half of the South East Quarter of Section 20, Township 41 North, Range 12, East of the Third Principal Meridian and of that part of DesPlaines Road of the South Half of the South West Quarter of (except 4 acres in the North East corner thereof) Section 21, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Lot 1 in Mandas Resubdivision of Lots 9, 10, 12 13 and 14 in Block 16 of Arthur T. McIntosh and Company's Addition to DesPlaines Heights, being a Subdivision of that part East of railroad of the South Half of the South East Quarter of Section 20, Township 41 North, Range 12, East of the Third Principal Meridian and of the part West of DesPlaines Road of the South Half of the South West Quarter of (except the 4 acres in the North East corner thereof) of Section 21, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PROPERTY ADDRESS: Parcel 1 - 155 Center Street, DesPlaines, Illinois
Parcel 2 - 1414 Walton Street, DesPlaines, Illinois

PERMANENT INDEX NO. Parcel 1 - 09-20-417-032-0000
Parcel 2 - 09-20-417-039-0000

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