

Itasca Bank & Trust Co. IB

308 West Irving Park Road • Itasca, Illinois 60143

(630) 773-0350

"LENDER"

Together, we'll shape the future.

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MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
WILLIAM J. MARTENS LORETTA M. MARTENS TRACI A. MARTENS		WILLIAM J. MARTENS LORETTA M. MARTENS TRACI A. MARTENS	
ADDRESS		ADDRESS	
1332 N. CLEVELAND CHICAGO, IL 60610		1332 N. CLEVELAND CHICAGO, IL 60610	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 25TH day of AUGUST, 1997, is executed by and between the parties indicated below and Lender.

A. On JUNE 26, 1995, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of THREE HUNDRED SEVENTY FIVE THOUSAND AND NO/100***** Dollars (\$ 375,000.00), which Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book _____ at Page _____ Filing date JULY 10, 1995 as Document No. 95442945* in the records of the Recorder's (Registrar's) Office of COOK County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated N/A executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents". *ASSIGNMENT OF RENTS 95442946

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is extended to SEPTEMBER 1, 2027, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.
- (2) The parties acknowledge and agree that, as of AUGUST 25, 1997, the unpaid principal balance due under the Note was \$ 430,000.00, and the accrued and unpaid interest on that date was \$ N/A.
- (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
- (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
- (5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.
- (6) The Mortgage is further modified as follows:

[Handwritten signature]

BOX 333-CTI

UNOFFICIAL COPY

SCHEDULE A

THE EAST 1/2 OF THE SOUTH 1/4 OF LOT 31 IN BUTTERFIELDS ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of Real Property: 1332 N. CLEVELAND, CHICAGO, ILLINOIS 60610

Permanent Index No.(s): 17-04-122-067

SCHEDULE B

GRANTOR: WILLIAM J. MARTENS

William J. Martens
WILLIAM J. MARTENS

GRANTOR: LORETTA M. MARTENS

Loretta M. Martens
LORETTA M. MARTENS

GRANTOR: TRACI A. MARTENS

Traci A. Martens
TRACI A. MARTENS

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

UNOFFICIAL COPY

BORROWER: WILLIAM J. MARTENS

William J. Martens

WILLIAM J. MARTENS

BORROWER: LORETTA M. MARTENS

Loretta M. Martens

LORETTA M. MARTENS

BORROWER: TRACI A. MARTENS

Traci A. Martens

TRACI A. MARTENS

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: ITASCA BANK & TRUST CO.

[Signature]

State of ILLINOIS)

State of ILLINOIS)

County of DUPAGE) ss.

County of DUPAGE) ss.

I, JOAN C. FOX a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM, LORETTA & TRACI MARTENS personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that ~~HE~~ THEY signed, sealed and delivered the said instrument as THEIR free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this AUGUST 25, 1997 by JAMES A. ADDINGTON as VICE PRESIDENT on behalf of the ITASCA BANK & TRUST CO.

Given under my hand and official seal, this 25TH day of AUGUST, 1997

Given under my hand and official seal, this 25TH day of AUGUST, 1997

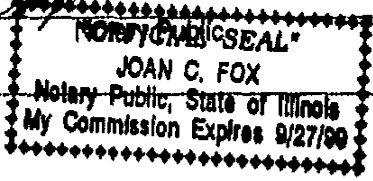
Joan C. Fox
Notary Public

Joan C. Fox
Notary Public

Commission expires:



Commission expires:



Prepared by and return to:

Itasca

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