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COMMUNITY BANK OF LAWDALE
1111 S. HOMAN AVENUE
CHICAGO, IL 60624
773/533-6900 (Lender)

97048311



DEPT-01 RECORDING \$25.50
T60009 TRAN 6805 01/22/97 13:17:00
#0708 SK *-97-048311
COOK COUNTY RECORDER

MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR VENTER & ASSOCIATES	BORROWER VENTER & ASSOCIATES ALL REMODELING, INC. ILIE VENTER
ADDRESS 6466 W. NORTH AVENUE CHICAGO, IL 60635	ADDRESS 6466 WEST NORTH AVENUE CHICAGO, IL 60635
TELEPHONE NO. 773/622-0220	TELEPHONE NO. 773/622-0220
IDENTIFICATION NO.	IDENTIFICATION NO.

2530
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THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 29TH day of NOVEMBER, 1996 is executed by and between the parties indicated below and Lender.

A. On MAY 29, 1996, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of ONE HUNDRED THOUSAND AND NO/100 Dollar (\$ 100,000.00), 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 JUNE 19, 1996 as Document No. 96470892 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".

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 FEBRUARY 28, 1997, 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 NOVEMBER 29, 1996, the unpaid principal balance due under the Note was \$ 100,000.00, 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
- (6) The Mortgage is further modified as follows:

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SCHEDULE A

LOT 16 IN JOHN OLIVER'S SUBDIVISION OF LOTS 18, 19, 22 AND 23 IN BLOCK 2 IN
COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of Real Property: 2258 S. FAIRFIELD
CHICAGO, IL 60608

Permanent Index No.(s): 16-24-206-050

SCHEDULE B

GRANTOR: VENTER & ASSOCIATES

GRANTOR:

ILIE VENTER
PRESIDENT

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

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BORROWER VESTER & ASSOCIATES
ALL REMODELING, INC.

BORROWER ILL VESTER

ELITE VESTER
PRESIDENT

ELITE VESTER
Individually

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: COMMUNITY BANK OF LANGDALE

Replay Attended
KERRY A. HENDERSON
ASSISTANT VICE-PRESIDENT

State of Illinois)
County of Cook) ss.

State of Illinois)
County of Cook) ss.

I, Jay M. Hennings a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elie Vester 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 signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this 30th of December, 1996 by Elie Vester

as President of Vester's Associates and All Remodeling, Inc. on behalf of the Corporation

Given under my hand and official seal, this 30th day of December, 1996

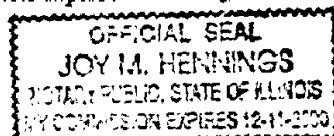
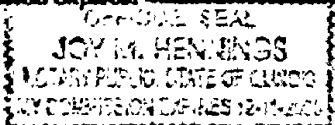
Given under my hand and official seal, this 30th day of December, 1996

Jay M. Hennings
Notary Public

Jay M. Hennings
Notary Public

Commission expires: 12-11-2000

Commission expires: 12-11-2000



Prepared by and return to: COMMUNITY BANK OF LANGDALE

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