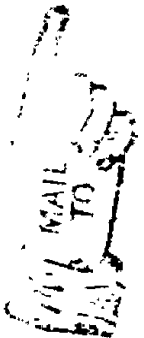


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COMMUNITY BANK OF LAWDALE
1111 S. HOMAN AVENUE
CHICAGO, IL 60624
773/533-6980 (Lender)

DEPT-01 RECORDING \$25.50
T#0009 TRAN 6805 01/22/97 13:17:00
#0709 \$ SK #-97-048312
COOK COUNTY RECORDER



MODIFICATION AND EXTENSION OF MORTGAGE

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

2550 B

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 TWENTY-THREE THOUSAND AND NO/100 Dollars (\$ 23,000.00), 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 MAY 31, 1996 as Document No. 96413770 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 Grantor 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

THE NORTH 12.5 FEET OF LOT 47 (EXCEPT THE EAST 32 FEET THEREOF) AND LOT 48 (EXCEPT THE EAST 32 FEET THEREOF) IN BLOCK 7 IN TREAT'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Property: 1059 N. LAURELDALE
CHICAGO, IL 60651

Permanent Index No.(s): 16-02-315-040

SCHEDULE B

GRANTOR: VENTER & ASSOCIATES

GRANTOR:

[Signature]
JILL VENTER
PRESIDENT

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

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BORROWER VENTER & ASSOCIATES
ALL REMODELING, INC.

NAME: ILLE VENTER

ILLE VENTER
PRESIDENT

ILLE VENTER
Individually

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: COMMUNITY BANK OF LAWDALE

STEPHEN A. HENDERSON
ASSISTANT VICE-PRESIDENT

State of Illinois)
County of Cook) ss.

State of Illinois)
County of Cook) ss.

I, Joy M. Hennings a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ille Venter personally known to me to be the same person whose name

The foregoing instrument was acknowledged before me this 30th of December, 1996 by Ille Venter

_____ 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.

as President of Venter & Associates and All Remodeling, Inc. on behalf of the Corporation

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

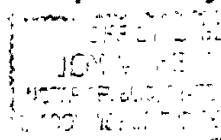
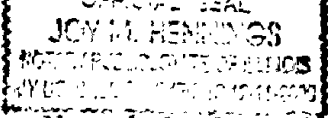
Given under my hand and official seal, this 30th day of December, 1996

Joy M. Hennings
Notary Public

Joy M. Hennings
Notary Public

Commission expires 12-11-2000

Commission expires 12-11-2000



Prepared by and return to: COMMUNITY BANK OF LAWDALE

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Property of Cook County Clerk's Office

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