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1998-05-22 14:09:36

THIS INSTRUMENT WAS
PREPARED BY AND AFTER
RECORDING RETURN TO:

98429492

1998-05-22 14:09:36

Ronald M. Buchler
Vice President
Republic Bank of Chicago
6501 South Pulaski
Chicago, Illinois 60629

Republic Bank of Chicago

1516 75th Street

Downers Grove, IL 60515

THIRD MODIFICATION AND EXTENSION AGREEMENT

THIS AGREEMENT is made April 1, 1998, between Republic Bank of Chicago, hereinafter called Bank, and P.J.'S BUILDERS, INC., the present owner of the subject property and/or obligor under the Note (collectively referred to herein as "Borrower").

WITNESSETH:

WHEREAS, the Borrower executed a Note (the "Note") payable to Bank dated March 19, 1996, in the amount of \$60,000.00, which said Note was secured by a Mortgage of even date on the real estate described on the attached "Exhibit A," which was recorded in the Office of the Recorder of Deeds for Cook County, Illinois, on March 22, 1996, as Document Number 96236260, and subsequently Modified and Extended on October 1, 1996 and recorded in the Office of the Recorder of Deeds for Cook County, Illinois, on December 12, 1996 as Document Number 96940905 and, finally, modified and extended on October 1, 1997 and recorded in the Office of the Recorder of Deeds for Cook County, Illinois on January 6, 1998, as Document Number 98011777.

WHEREAS, the maturity date of such Extension was April 1, 1998; and,

WHEREAS, the parties hereto wish to modify the terms of said Note as set forth herein.

NOW THEREFORE, in consideration of ONE DOLLAR, the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

*SY
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MY*

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- 1) That the current principal balance of the loan is \$60,000.00.
- 2) That the Maturity Date of such Note and Mortgage is hereby extended from April 1, 1998 to October 1, 1998.
- 3) That the Note is hereby modified to provide that if a payment is made one or more days after its due date, Borrower will be charged Four (4.0%) percent per annum in excess of the then applicable interest rate, accrued daily, on the outstanding principal balance until such payment is made.
- 4) In all other respects, the Note hereinbefore described shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, each of the parties hereto has caused this instrument to be executed all on the day and year first aforesaid.

BORROWER:

Giannoula Tzamouraris
Giannoula Tzamouraris

Panagiotis Tzamouraris
Panagiotis Tzamouraris

REPUBLIC BANK OF CHICAGO

BY: *[Signature]*, Its Vice President

ATTEST: *[Signature]*, Its Vice President

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A C K N O W L E D G M E N T

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that the above named RONALD M. BUCHLER and JOHN P. O'GARA personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered said instrument as such Officers of Republic Bank of Chicago and caused the seal of said Bank to be thereunto affixed as their free and voluntary act and as the free and voluntary act and deed of said bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 1998.

NOTARY PUBLIC

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Exhibit "A"

Property of Cook County Clerk's Office

... located in COOK County, State of Illinois (the "Real Property"):

LOT 5 IN J. HERBERT CLINE'S HARLEM MANOR SUBDIVISION OF THE NORTH 1/2 OF LOT 88 (EXCEPT THE WEST 17 FEET THEREOF) IN FREDERICK H. BARTLETT'S FIRST ADDITION TO FREDERICK H. BARTLETT'S 79TH STREET ACRES IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 7115 W 86TH ST, DUBBANK, IL 60459. The Real Property tax identification number is 19-31-310-010.

... and interest in and to all forces of the Property and

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