



American Chartered Bank
1199 E. Higgins Rd.
Schaumburg, IL 60173
847-517-5400 (Lender)

98919820

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Cook County Recorder 27.00

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MODIFICATION AND
EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
BURTON FINANCIAL MANAGEMENT ASSOCIATES, INC.		BURTON FINANCIAL MANAGEMENT ASSOCIATES, INC.	
ADDRESS		ADDRESS	
931 N. PLUM GROVE ROAD SCHAUMBURG, IL 60173		931 N. PLUM GROVE ROAD SCHAUMBURG, IL 60173	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
847-517-4300	36-2916625	847-517-4300	36-2916625

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 25TH day of SEPTEMBER, 1998, is executed by and between the parties indicated below and Lender.

A. On SEPTEMBER 3, 1996, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 Dollars (\$ 675,000.00), 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 SEPTEMBER 5, 1996 as Document No. 96678696 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 SEPTEMBER 3, 1996 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 SEPTEMBER 3, 2003, 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 SEPTEMBER 25, 1998, the unpaid principal balance due under the Note was \$ 633,000.00, and the accrued and unpaid interest on that date was \$ 3,291.38.
- (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:

BOX 333-CTI

SCHEDULE A

SEE ATTACHED 'EXHIBIT A'

Property of Cook County Clerk's Office

Address of Real Property: 931 W. PLUM GROVE ROAD
SCHAUMBURG, IL 60173

Permanent Index No.(s): 07-14-200-051-1019
07-14-200-051-1020

SCHEDULE B

GRANTOR: BURTON FINANCIAL MANAGEMENT ASSOCIATES, INC.

GRANTOR:

LAWRENCE B. IRWIN
PRESIDENT

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

BORROWER: BURTON FINANCIAL MANAGEMENT ASSOCIATES, INC.

BORROWER:

LAWRENCE B. IRWIN
PRESIDENT

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: American Chartered Bank

Robert M. Szyman
ROBERT M. SZYMAN
SENIOR VICE PRESIDENT

State of Illinois)

State of Illinois)

County of DuPage) ss.

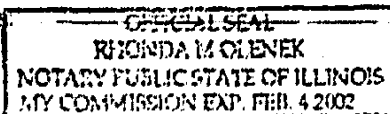
County of DuPage) ss.

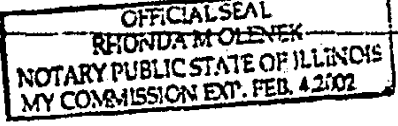
I, Rhonda M. Olenek a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lawrence B. Irwin personally known to me to be the same person whose name is is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed 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 Sept 25, 1998 by Robert M. Szyman as Senior Vice President on behalf of the American Chartered Bank

Given under my hand and official seal this 25 day of September 1998
Rhonda M. Olenek
Notary Public

Given under my hand and official seal this 25 day of September 1998
Rhonda M. Olenek
Notary Public

Commission expires: 

Commission expires: 

Prepared by and return to: **American Chartered Bank**

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Property of Cook County Clerk's Office

Legal Description:

PARCEL 1:

UNIT NOS. 14A AND 14B IN WOODFIELD LAKE OFFICE COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25442272, AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST NOS. 35600 AND 36713 AND LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST NO 101043 DATED MARCH 23, 1961 AND RECORDED MARCH 24, 1961 AS DOCUMENT 25815749, OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN 561.22 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF GOLD ROAD AS DESCRIBED PER COURT CASE NO. 68113469 WITH THE WEST LINE OF SAID NORTHEAST 1/4; THENCE DUE SOUTH ALONG SAID WEST LINE OF THE NORTHEAST 1/4 A DISTANCE OF 530.00 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 50 SECONDS EAST A DISTANCE OF 57.05 FEET TO A POINT ON THE EAST LINE OF PLUM GROVE ROAD AS DEDICATED BY DOCUMENT 22935012, RECORDED DECEMBER 12, 1976; THENCE DUE SOUTH ALONG SAID EAST LINE OF PLUM GROVE ROAD A DISTANCE OF 402.1 FEET TO THE POINT OF BEGINNING; THENCE DUE EAST A DISTANCE OF 43.00 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 00 SECONDS EAST 168.22 FEET; THENCE DUE EAST 176.47 FEET; THENCE NORTH 82 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 24.08 FEET; THENCE NORTH 84 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 302.34 FEET; THENCE DUE EAST A DISTANCE OF 268.79 FEET; THENCE NORTH 85 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 55.75 FEET; THENCE SOUTH 70 DEGREES 17 MINUTES 16 SECONDS EAST A DISTANCE OF 63.29 FEET; THENCE SOUTH 23 DEGREES 27 MINUTES 15 SECONDS A DISTANCE OF 63.00 FEET; THENCE SOUTH 06 DEGREES 58 MINUTES 06 SECONDS WEST A DISTANCE OF 45.33 FEET; THENCE DUE WEST A DISTANCE OF 81.00 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 81.52 FEET; THENCE DUE WEST A DISTANCE OF 247.70 FEET; THENCE SOUTH 84 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 108.81 FEET; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 96.79 FEET; THENCE DUE SOUTH A DISTANCE OF 189.26 FEET TO A POINT ON A LINE 760.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 86 DEGREES 03 MINUTES 42 SECONDS WEST ALONG SAID LINE 760.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 25.06 FEET; THENCE DUE NORTH A DISTANCE OF 180.63 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 107.39 FEET; THENCE SOUTH 84 DEGREES 57 MINUTES 52 SECONDS WEST 361.23 FEET; THENCE SOUTH 82 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 25.27 FEET; THENCE DUE WEST A DISTANCE OF 385.94 FEET TO A POINT ON SAID EAST LINE OF PLUM GROVE ROAD; THENCE DUE NORTH ALONG SAID EAST LINE OF PLUM GROVE ROAD A DISTANCE OF 41.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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