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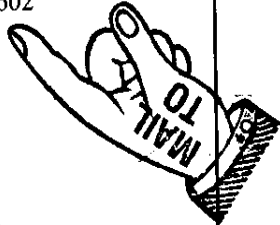
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7/0/001 02 001 Page 1 of 3
1999-08-02 09:58:38
Cook County Recorder 25.50



This instrument was prepared by, and, after recording, return to:

William F. McGuinn, Esq.
SUGAR, FRIEDBERG & FELSENTHAL
30 N. LaSalle Street
Suite 2600
Chicago, Illinois 60602



Property of Cook County Clerk's Office

FIRST AMENDMENT TO SECOND MORTGAGE

This first amendment to second mortgage is made this 31st day of May, 1997 by and between Steven A. Felsenthal and Carol J. Felsenthal ("Obligars") and KVIP Mortgage Partners, an Illinois partnership ("Payee").

WHEREAS, Obligars are indebted to Payee in the amount of \$150,000, as evidenced by a Secured Promissory Note (the "Note") dated June 17, 1992 from Obligars to Payee.

WHEREAS, the Note is secured by a second mortgage (the "Second Mortgage") on the property commonly known as 1720B North Cleveland Street, Chicago, Illinois.

WHEREAS, pursuant to the Note, the entire unpaid principal balance and accrued but unpaid interest is due on June 1, 1997.

WHEREAS, the parties desire to extend the maturity date of the Note.

NOW, THEREFORE, In consideration of the mutual promises set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Payment Date. The unpaid principal balance and accrued but unpaid interest due under the Note shall be due and payable on June 1, 2012.
2. Continuing Effect. Except as specifically modified by this Amendment, the Second Mortgage shall continue in full force and effect.

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IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date first written above.

PAYEE

KVIP Mortgage Partners

By: [Signature]
Its: Treasurer / Partner

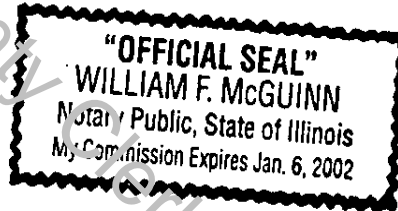
OBLIGORS:

[Signature]
Steven A. Felsenthal
[Signature]
Carol J. Felsenthal

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st DAY OF May, 1997

[Signature]
Notary Public

My Commission Expires: 1/6/07



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SCHEDULE A
ALTA Commitment
File No.: BT99107

99732901

LEGAL DESCRIPTION

Lot 17 and the East 8.00 feet of the West 106.43 feet of the North 3.00 feet of Lot 18 in Hull's, a subdivision of Block 52 in Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, (except from said Lot 17 and 18 that part taken for opening and extending Ogden Avenue), in Cook County, Illinois.

14-33-318-067

Property of Cook County Clerk's Office

STEWART TITLE GUARANTY
COMPANY