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1017/0087 08 001 Page 1 of 4

1999-03-04 15:17:42

Cook County Recorder 27.00

RECORDATION REQUESTED BY:

First National Bank of Morton Grove
c/o MidCity Financial Corp.
7222 West Cermak Road
North Riverside, IL 60546

WHEN RECORDED MAIL TO:

First National Bank of Morton Grove
c/o MidCity Financial Corp.
7222 West Cermak Road
North Riverside, IL 60546



99210544

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: John T. Sheahan
7222 W. Cermak Road
North Riverside, IL 60546

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 1, 1998, BETWEEN George Grammas, Joan Grammas, husband and wife, Dina Grammas and Jim Grammas (referred to below as "Grantor"), whose address is 7015 W. Keeney, Niles, IL 60714; and First National Bank of Morton Grove (referred to below as "Lender"), whose address is 6201 West Dempster Street, Morton Grove, IL 60053.

MORTGAGE. Grantor and Lender have entered into a mortgage dated September 12, 1995 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Mortgage in the original amount of \$178,641.37, payable to First National Bank of Morton Grove, Recorded on 09/18/95 in Cook County, Illinois as Document No. 95075002

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in Cook County, State of Illinois:

See Legal Description Attached, Covering Parcel 1 and Parcel 2.

The Real Property or its address is commonly known as 2282 W. Nicholas Road, Arlington Heights, IL 60004. The Real Property tax identification number is 02-01-200-026.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Interest Rate reduced to 7.50%; Maturity Date extended to 12/01/03, based on a 15 year amortization; Principal and Interest Payment reduced to \$1,379.68 per month, beginning 01/01/99.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

Box 452

“OFFICIAL SEAL”
Lisa A. Sargent
Notary Public, State of Illinois
My Commission Exp. 04/10/2001

Lisa A. Sargent
4/10/2001

My commission expires

Notary Public in and for the State of ILLINOIS

By LISA A SARGENT Residing at CHICAGO

Given under my hand and official seal this 1 day of DECEMBER, 19 98.

On this day before me, the undersigned Notary Public, personally appeared George Grammas, Joan Grammas, husband and wife; Dina Grammas, and Jim Grammas, to me known to be the individuals described in and who executed the Modification of Mortgage, and acknowledged that they signed the Modification as their free and voluntary act and deed, for the uses and purposes therein mentioned.

COUNTY OF COOK

(ss)

STATE OF ILLINOIS

INDIVIDUAL ACKNOWLEDGMENT

Authorized Officer

John T. ...

First National Bank of Morton Grove

LENDER:

Jim Grammas

X *Jim Grammas*

Dina Grammas

X *Dina Grammas*

Joan Grammas, husband and wife

X *Joan Grammas*

George Grammas

X *George Grammas*

GRANTOR:

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

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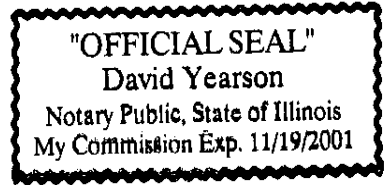
12-01-1998
Loan No 335111

MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF Illinois)

COUNTY OF Cook) ss



On this 1st day of Dec, 19 98, before me, the undersigned Notary Public, personally appeared John T Sheehan and known to me to be the Individual, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By David Yearson Residing at 1161 W. 12th Place

Notary Public in and for the State of Illinois

My commission expires 11/19/2001

Box 452

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PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 906.79 FEET NORTH AND 392.06 FEET WEST OF THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, AS MEASURED ALONG THE EAST LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (SAID EAST LINE HAVING AN ASSUMED BEARING OF DUE NORTH FOR THIS LEGAL DESCRIPTION); THENCE NORTH 62 DEGREES 00 MINUTES 00 SECONDS EAST, 58.67 FEET; THENCE SOUTH 28 DEGREES 00 MINUTES 00 SECONDS EAST, 50.71 FEET; THENCE SOUTH 62 DEGREES 00 MINUTES 00 SECONDS WEST, 71.75 FEET; THENCE NORTH 28 DEGREES 00 MINUTES 00 SECONDS WEST, 25.0 FEET; THENCE NORTH 16 DEGREES 54 MINUTES 30 SECONDS EAST, 9.40 FEET; THENCE NORTH 27 DEGREES 58 MINUTES 38 SECONDS WEST, 9.42 FEET; THENCE NORTH 05 DEGREES 46 MINUTES 28 SECONDS EAST, 11.59 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE AS SET FORTH IN A CERTAIN DECLARATION OF PROTECTIVE COVENANTS DATED AUGUST 18, 1977 AND RECORDED ON SEPTEMBER 23, 1977 AS DOCUMENT 24119679 AND AS AMENDED THEREAFTER, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number:

02-01-200-026

Commonly Known As:

2282 W. Nicholas Road
Arlington Heights, IL 60004

1304 452