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FORM 4111

DOCUMENT NO.

1201774
1326416
1326402

STATUTORY FEDERAL TAX LIEN SEARCH

PRESENT PARTIES IN INTEREST:

Jerome E Kozak
Janice C. Kozak

DATE OF SEARCH:

779509

RESULT OF SEARCH:

Name
None

4-16-90

(B.K.H.)

INTENDED GRANTEES OR ASSIGNEES:

RESULT OF SEARCH:

0 9 7 8 7 8 8 0

88-22-5

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EXTENSION AGREEMENT AND MODIFICATION OF MORTGAGE AND NOTE

WHEREAS, BANK OF BUFFALO GROVE, an Illinois banking corporation (herein referred to as "Bank") has loaned to JEROME KOZAK and JANICE C. KOZAK, his wife, and NORTHWEST OVERHEAD DOOR, INC. (herein referred to as "Mortgagor") the sum of One Hundred Thirty Thousand and 00/100's DOLLARS (\$130,000.00) (the "Loan") as evidenced by a Mortgage Note dated February 1, 1988 (the "Note"), and secured by a Mortgage dated February 1, 1988 and filed in the office of the Registrar of Torrens Titles of Cook County, Illinois on February 2, 1988, as Document Number LR3685185, and an Assignment of Rents and Leases dated February 1, 1988 and filed in the office of the Registrar of Torrens Titles of Cook County, Illinois on February 2, 1988, as Document Number LR3685186 covering the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

P.I.N. 03-10-201-075-1018 and 03-10-201-075-1019

WHEREAS, the Mortgagor has requested, and the Bank has agreed to an extension of the maturity.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

(1) The unpaid principal balance of the Note is currently Ninety Thousand Nine Hundred Ninety Eight and 42/100's DOLLARS (\$90,998.42).

(2) The maturity of the Note is hereby extended from February 1, 1993 until February 1, 1995.

(3) Interest shall be payable on the Note, as extended, at

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the rate of Ten and One Half per cent (10.50%) per annum. Interest after maturity whether by acceleration or otherwise, shall be paid at the rate of Fourteen per cent (14.00%) per annum.

(4) Payments shall be in the amount of One Thousand Nine Hundred Fifty Four and 78/100's (\$1,954.78) monthly, beginning on the 1st day of March, 1990 and continuing on the 1st day of each month thereafter. A final payment of the remaining unpaid principal balance plus all accrued interest then due shall be payable at maturity on the 1st day of February, 1995.

(5) All other terms and conditions of the Note and aforesaid Mortgage are hereby incorporated by reference herein, and in all respects the Note and Mortgage, except as hereby modified, shall remain unchanged and continue in full force and effect.

(6) Mortgagor represents and warrants that (a) there has been no default under the Note, Mortgage or any other Loan Document, nor has there been an event, which is continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Mortgagor, or any of them, or any other person(s) or entity(ies) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

(7) Mortgage, by execution of this Agreement, hereby reaffirm, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note

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and the Mortgage.

(8) This Agreement is conditioned upon and shall only be effective upon receipt by the Mortgagee of a title insurance policy issued by a title insurance company acceptable to the Mortgagee, that insures the same lien priority as the prior Mortgage, as well as payment of any and all title charges, recording fees, points and other costs and expenses relating to the extension of the maturity and/or modification of the terms and conditions of the aforesaid loan.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 1st day of February, 1990.

BANK OF BUFFALO GROVE

BY:

David H. Curtis
President

ATTEST:

David Williams

Jerome Kozak
Jerome Kozak

Janice C. Kozak
Janice C. Kozak

Northwest Overhead Door, Inc.

By: Jerome Kozak Pres.
Jerome Kozak, President

By: Janice C. Kozak sec.
Janice C. Kozak, Secy.

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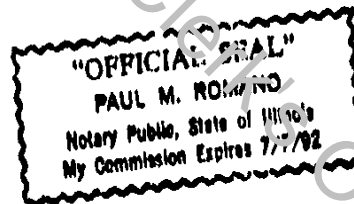
03875200

STATE OF ILLINOIS)
COUNTY OF *Lake*) ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David H. Curtis, President of the BANK OF BUFFALO GROVE, and Debra Williams, Assistant Cashier, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Assistant Cashier, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of February, 1990.

Paul M. Romano
Notary Public



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0 3 3 7 3 2 8 0

STATE OF ILLINOIS)
COUNTY OF *Kane*) ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jerome Kozak, President and Janice C. Kozak, Secretary, of Northwest Overhead Door, Inc. who is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such President and Secretary of said corporation appeared before me this day in person and acknowledged that they signed the said instrument as their own free and voluntary act and the free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of February, 1990.

Paul M. Romano
Notary Public



THIS DOCUMENT PREPARED BY
AND RECORD AND RETURN TO:

ALVIN J. HELFGOT
LASER, SCHOSTOK, KOLMAN & FRANK
30 N. LASALLE STREET, SUITE #2500
CHICAGO, IL 60602
(312) 641-1300

ADDRESS OF PROPERTY:

177-179 Wheeling Rd.
Wheeling, IL 60090

P.I.N. 03-10-201-075-1018
03-10-201-075-1019

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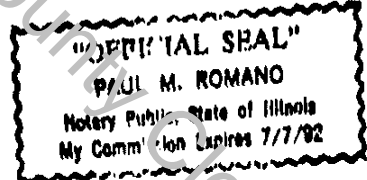
03873280

STATE OF ILLINOIS }
COUNTY OF *Kane* } ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Jerome Kozak and Janice C. Kozak, his wife who is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of February, 1990.

Paul M. Romano
Notary Public



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THIS INSTRUMENT PREPARED BY
AND RECORD AND RETURN TO:

ALVIN J. HELFGOT
LASER, SCHOSTOK, KOLMAN & FRANK
30 N. LASALLE STREET
SUITE #2500
CHICAGO, IL 60602
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177-179 S. Wheeling Rd.
Wheeling, IL 60090

P.I.N. 03-10-201-075-1018
03-10-201-075-1019

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EXHIBIT "A"

Units 177 and 179 in Catherine Court Industrial Condominium, as delineated on a survey of the following described real estate:

Lot One in Catherine Court Court Subdivision, being a Resubdivision of part of the Northeast Quarter (1/4) of Section 10 and part of the Northwest Quarter (1/4) of Section 11, all in Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on May 7, 1986 as Document LR3513052, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 7, 1986 as Document 86181276, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 7, 1986 as Document 86181238 and also filed in the Office of the Registrar of Titles of Cook County, Illinois on May 7, 1986 as Document LR3513054, together with their undivided percentage interest in the percentage elements, in Cook County, Illinois.

Cook County Clerk's Office

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Unit 177
178
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DUPLICATE

1330 APR 16 PM 3:08
CAROL JOCELYN EMMAN
REGISTRAR OF TITLES

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Submitted by	
Address	
Promised	
Debit	
IDENTIFIED	
No.	
REGISTER TO REGISTER THE SIDNEY S. OLSEN 12/1/1992	

A
D
A
Name: *PC*

Lois J. Danosky, Edward Frank
320 N. LaSalle Street
Chicago, IL 60602
Attn: Alvin Holfiger