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MORTGAGE MODIFICATION AGREEMENT

*National Association

THIS AGREEMENT made as of the 1st day of December, 2000, by and between LaSalle National Bank, successor to American National Bank and Trust Co. of Chicago, not personally but as Trustee under Trust #500084-08 dated January 27, 1997, (whether one or more, and if more than one, jointly and severally) being hereinafter referred to as the "Mortgagors and Central Development Corporation (whether one or more, and if more than one, jointly and severally) being hereinafter referred to as the "Borrowers" and OLD KENT BANK, a Michigan Banking Corporation, maintaining its principal office at 105 South York Street, Elmhurst, Illinois 60126, said bank together with its successors and assigns, including each and every holder from time to time of the note (as hereinafter defined) being hereinafter referred to as the "Mortgagee".

WITNESSETH

WHEREAS, the Mortgagee has heretofore loaned the Borrowers the principal sum of One Million Fifty Seven Thousand and no/100 (\$ 1,057,000.00) which loan is evidenced by a promissory note being hereinafter referred to as the "Note" dated as of January 31, 1997 executed by Borrowers and payable to the order of the Mortgagee, with final payment due on September 1, 1998.

WHEREAS, the Note is secured by a mortgage of dated February 15, 1997 being hereinafter referred to as the "Mortgage" executed by the Mortgagor creating a lien on certain real property located in Cook County, Illinois and legally described on Exhibit "A" attached hereto, which Mortgage was recorded with the Recorder of Deeds for said County on February 25, 1997, as document number 97130940 and Mortgage Modification Agreement recorded October 9, 1998 as document number 98909231, Mortgage Modification recorded December 4, 1998 as document number 08100900, Modification recorded December 28, 1999 as document number 09195899 and,

WHEREAS, the Borrowers and the Mortgagee desire to modify the terms for the payment of the Note as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Mortgagor and the Mortgagee do hereby agree as follows:

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1. The principal indebtedness evidenced by the Note presently outstanding is Fourteen Thousand Two Hundred Sixty Six Dollars and 91/100 (\$ 14,266.91) on a One Million Fifty Seven Thousand Dollars and no/100 (\$1, 057,000.00) revolving line of credit which is being **decreased** to Eight Hundred Thousand Dollars and no/100 (\$800,000.00) a **Non-Revolving Line of Credit** which shall be paid as follows:

Principal shall be paid in full on August 1, 2001 accrued interest shall be paid on January 1, 2001, and on the 1st day of each month thereafter until the principal balance shall be paid in full.

This mortgage also will continue to secure various Letters of Credit.

NOTE: THIS IS NO LONGER A REVOLVING LINE OF CREDIT

2. All references in the Mortgage to the Note shall refer to the Note as herein modified.
3. All references in the Note to the Mortgage shall refer to the Mortgage as herein modified.
4. Environmental Warranties and Agreements. Mortgagor warrants and represents to, and agrees with, Bank as follows:

(a) The premises, and all operations and activities thereon, are and shall continue to be in compliance with all environmental laws, and the premises are not and shall not become (i) contaminated by, or the site of the disposal or release of, any hazardous substance, (ii) the source of any contamination, by any hazardous substance, of any adjacent property or of any groundwater or surface water, or (iii) the source of any air emission in excess of any legal limit now or hereinafter in effect; and, except as expressly disclosed by Mortgagor to Bank in writing, no asbestos or polychlorinated biphenyls are present or contained in or on the premises.

(b) Mortgagor shall take all actions necessary to investigate, clean up, and eliminate the source of, any past, present or future contamination of the premises by any hazardous substance and to prevent any additional contamination of the premises. The taking of action by Mortgagor under this subparagraph (b) shall not limit any other right or remedy available to Bank by reason of any such contamination (including Bank's right to accelerate payment of the Indebtedness).

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(c) For purposes of this Mortgage, (i) "environmental law" means any past, present or future federal, state, local or foreign law, ordinance, rule, regulation or order that regulates or is intended to protect public health or the environment or that establishes liability for the investigation, removal or clean-up of, or damage caused by any environmental contamination, including, without limitation, any law, ordinance, rule, regulation or order that regulates or prescribes requirements for air quality, water quality, or the disposition, transportation or management of waste materials or toxic substances; (ii) "hazardous substance" means any product or waste that is now or hereafter regulated by or subject to any environmental law and any other hazardous substance, pollutant, contaminant or waste, including, without limitation, asbestos and polychlorinated biphenyls; and (iii) property shall be considered to be "contaminated" by a hazardous substance if a hazardous substance is present on or in the property in any amount of level.

5. The Borrowers hereby restate and reaffirm each and every representation, warrant, covenant and agreement contained in the note and the Mortgage as fully as if such representations, warranties, covenants and agreements were set forth herein.
6. Except as hereinabove and modified and amended, the Note and Mortgage and all of the terms, conditions and provisions thereof, shall in all respects remain unmodified and unchanged and shall continue to serve as evidence of the indebtedness or as security for indebtedness described therein. Without limiting the generality of the foregoing, all provisions of the Note and Mortgage, as respectively amended herein, relating to the defaults in payment of principal, interest or other amounts, with respect to other defaults with respect to obligations of the Borrowers, and with respect to remedies of the Bank, shall continue to be as provided in the Note and the Mortgage, as amended herein, without change or modification.
7. It is the express intention and agreement of the parties hereto that neither the modification of the Note and Mortgage or any extension of the maturity or terms thereof as provided aforesaid is intended nor shall be construed as an extinguishment, revocation, satisfaction or discharge of any of the liabilities or obligations under the Note and the Mortgage, or any guaranty thereof. The execution of this Agreement by the Mortgagee shall not be deemed to be a waiver of its rights under any other agreement, note, mortgage, trust deed, security agreement, assignment instrument, guaranty or other document on the part of the Mortgagee in exercising any right nor shall operate as a waiver of such right or any other rights. A waiver and revocation shall not be construed as a bar or waiver of any right or remedy on any future occasion. All of the Mortgagee's rights and remedies whether evidenced by the Mortgage hereby or by any other agreement, guaranty, mortgage, trust deed, note, security agreement, assignment, instrument or other document shall be cumulative and in addition to all other rights and remedies granted to the Mortgagee at law or in equity and may be exercised from time to time as often as deemed expedient by the Mortgagee. The obligations of the Borrowers hereunder shall be joint and several.

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State of Illinois)
) SS.
County of)

* LaSalle Bank as Successor
Trustee to American National
Bank And Trust Company of Chicago

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby
certify that LOIS A. NUGENT, ASST. VICE PRESIDENT, of *
_____ is/are personally known to me to be the same person(s) whose name(s) are
subscribed to the foregoing instrument as such ASST. VICE PRESIDENT and
respectively, appeared before me this day in person and acknowledges that _____ signed and
delivered the said instrument as her own free and voluntary act of said *
as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24th day of Jan., ~~2000~~ 2001.

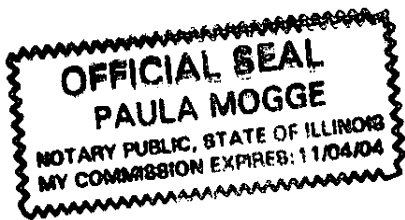
Eva Higi
Notary Public

State of Illinois)
) SS.
County of)



I, the undersigned, a Notary Public in and for said County in the State
aforesaid, do hereby certify that Phillip A. Jones,
SVP of Old Kent Bank who is personally known to me to be the same
person whose name is subscribed to the foregoing instrument as such SVP
_____ appeared before me this day in person and acknowledged
that _____ signed and delivered the said instrument as his own free and voluntary act
of said bank as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25 day of Jan, 2000.



Paula Mogge
Notary Public

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COOK COUNTY CLERK'S OFFICE
100 N. LAUREL STREET
CHICAGO, ILLINOIS 60602

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MAY 15 2008

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL STREET
CHICAGO, ILLINOIS 60602

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EXHIBIT "A"

LOTS 5 & 6 IN LEXINGTON FIELDS ESTATES UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 1997 AS DOCUMENT 97-128059, IN COOK COUNTY, ILLINOIS;

P.I.N.: 07-24-210-005⁻⁰⁰⁰⁰ + 07-24-210-006-0000

FORMERLY KNOWN AS:

OUTLET A IN FIRST RESUBDIVISION OF LEXINGTON FIELD SOUTH, BEING A SUBDIVISION IN THE NORTHWEST ¼ AND THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THAT PART OF THE NORTH ½ OF SECTION 24, AFORESAID, DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH AND NORTHEAST BY UNIT ONE OF LEXINGTON FIELDS SUBDIVISION AS PER PLAT HEREOF RECORDED MAY 21, 1956 IN BOOK 470 OF PLATS ON PAGE 23; BOUNDED ON THE NORTH AND NORTHWEST BY UNIT TWO OF LEXINGTON FIELDS, AS PER PLAT RECORDED APRIL 18, 1957 IN BOOK 430 OF PLATS ON PAGE 91, AS DOCUMENT NO.16,880,813; BOUNDED ON THE EAST, SOUTH, SOUTHWEST AND WEST BY THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 27 IN UNIT ONE OF LEXINGTON FIELDS AFORESAID, THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, A DISTANCE OF 248.70 FEET TO A POINT, SAID POINT 595.0 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 24, A DISTANCE OF 248.70 FEET TO A POINT, SAID POINT OF SAID WEST ½ OF NORTHEAST ¼; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 24, 159.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID WEST ½ OF THE NORTHEAST ¼, 123.0 FEET; THENCE SOUTHWESTERLY 58.33 FEET TO A POINT, SAID POINT BEING 1236.17 FEET NORTHEAST OF THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24; THENCE SOUTH 88 DEGREES OF 38 MINUTES WEST, 255.0 FEET; THENCE NORTH 44 DEGREES 25 MINUTES 52 SECONDS WEST, 231.14 FEET TO A POINT 1046.0 FEET WEST OF THE WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 24, AND 180.0 FEET SOUTH OF THE SOUTH LINE OF SAID UNIT TWO OF LEXINGTON FIELDS; THENCE NORTH PARALLEL WITH THE SAID WEST LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼, 61.50 FEET; THENCE NORTHWESTERLY TO A POINT OF CURVE ON THE SOUTH LINE OF SAID UNIT TWO, SAID POINT THEN BEING 956.95 FEET EAST OF THE EAST LINE OF MEACHAM ROAD, MEASURED ON THE SOUTH LINE OF WILLOW ROAD, BEING THE SOUTH LINE OF SAID UNIT TWO; TOGETHER WITH THOSE PARTS OF WILLOW ROAD AND LEXINGTON DRIVE, BOTH AS DEDICATED FOR PUBLIC STREETS PER DOCUMENT NO. 16,880,813 AND BOTH AS VACATED PER PLAT OF VACATION RECORDED MAY 7, 1981 AS DOCUMENT NO. 25,863,715, (EXCEPTING THEREFROM THE NORTHEASTERLY ½ OF LEXINGTON CIRCLE, LYING AND ADJACENT TO LOT 17 IN SAID UNIT ONE OF LEXINGTON CIRCLE, ALL BEING IN COOK COUNTY, ILLINOIS.

P.I.N. # 07-24-101-039-0000

COMMON ADDRESS: 300 LEXINGTON DRIVE, SCHAUMBURG, ILLINOIS

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