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Prepared By:
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30 N. LaSalle Street
Suite 4020
Chicago, Illinois 60602

Mail To:
NORTH COMMUNITY BANK
3639 N. Broadway
Chicago, IL 60613

LOAN MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT made as of this 12th day of February, 2000, by and between 1701 N. MILWAUKEE DEVELOPMENT, L.L.C., an Illinois limited liability company (hereinafter called "Borrower") and NORTH COMMUNITY BANK, an Illinois banking corporation, with an office at 3639 N. Broadway, Chicago, Illinois 60613 (hereinafter called "Lender").

WITNESSETH:

This Agreement is based upon the following recitals:

A. On August 12, 1998, for full value received, Borrower executed and delivered to Lender a Promissory Note in the principal amount of SEVEN HUNDRED EIGHTY FOUR THOUSAND FIVE HUNDRED DOLLARS (\$784,500.00) (hereinafter called the "Note").

B. Borrower secured the obligations under the Note by granting to Lender a certain Mortgage (hereinafter called the "Mortgage"), dated August 12, 1998, covering certain improved real property in the County of Cook, State of Illinois, which Mortgage was recorded on August 14, 1998 as Document No. 98721788 with the Recorder of Deeds of Cook County, Illinois, covering the property described below:

LOTS 20 TO 29, INCLUSIVE, AND LOTS 45 AND 50 IN BLOCK 5 IN BRADWELL'S ADDITION, A SUBDIVISION OF 17 ACRES IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, LYING NORTH AND EAST OF THE MILWAUKEE ROAD OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 14-31-322-016-0000 and 14-31-322-031-0000
Common Address: 1701 N. Milwaukee, Chicago, IL 60647

C. The property described in paragraph B above is hereinafter referred to as the Mortgaged Premises.

D. The Note is also secured by an Assignment of Leases and Rents on the Mortgaged Premises recorded as Document No. 98721789 (hereinafter called the "Assignment of Rents").

E. Borrower and Lender have agreed to make extend the maturity date of the Note.

F. The outstanding principal balance of the Note as of February 12, 2000 is \$784,434.62.

G. Borrower represents to Lender that there is no junior mortgage or other subsequent lien now outstanding against the Mortgaged Premises (unless disclosed to Lender, and such subsequent lienholder has agreed to consent to this Modification Agreement and subordinate its lien to the lien of the Mortgage, as herein modified, which Consent and Subordination is attached hereto as Exhibit "A"), and that the lien of the Mortgage, as herein modified, is a valid, first and subsisting lien of said Mortgage Premises.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto do hereby mutually agree that the Mortgage and Assignment of Rents are hereby modified as follows:

1. Lender and Borrower agree to extend the maturity date of the Note to May 12, 2000.
2. All other terms and conditions of the Note, Mortgage and Assignment of Rents shall remain in full force and effect.

In consideration of the modification of the terms of the Note, and the other loan documents identified above by Lender, as hereinabove set forth, Borrower does hereby covenant and agree to pay the balance of the indebtedness evidenced by the Note, secured by the Mortgage and Assignment of Rents, as herein modified, and to perform the covenants contained in the aforementioned documents, and Borrower represents to Lender that there is no junior mortgage or other subsequent lien now outstanding against the Mortgaged Premises, except as otherwise disclosed herein, and that the lien of the Mortgage is a valid, first and subsisting lien on the Mortgaged Premises.

Nothing herein contained shall in any manner whatsoever impair the Note and other loan documents as modified hereby, or the lien created thereby or any other documents executed by Borrower in connection therewith, or alter, waive, vary or affect any promise, agreement, covenant or condition recited in any of the above-mentioned documents, except as herein expressly modified, nor affect or impair any rights, powers, or remedies of Lender under any of the above-mentioned documents. Except as hereinabove otherwise provided, all terms and provisions of the Renewal Note

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and other instruments and documents executed in connection with the subject loan, shall remain in full force and effect and shall be binding upon the parties hereto, their successors and assigns.

The undersigned hereby authorizes North Community Bank to place a legend on any such instrument giving effect to the aforementioned modification or to attach this agreement or any executed counterpart thereof to said instrument as a part thereof.

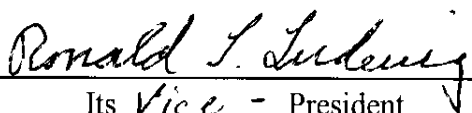
IN WITNESS WHEREOF, this instrument has been executed by the parties hereto in manner and form sufficient to bind them, as of the day and year first above written.

Attest:



Its **AUP** Secretary

NORTH COMMUNITY BANK, Lender:



Its *Vice* - President

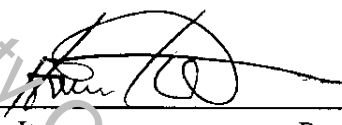
1701 N. MILWAUKEE DEVELOPMENT,
L.L.C., an Illinois limited liability company

By Dearborn Development Corp., an Illinois
corporation, its managing member

Attest:



Its Secretary

By: 

Its President

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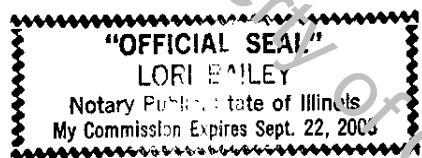
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Lori J. Bailey, a Notary Public in and for said County, in the State aforesaid, do hereby certify that on this day personally appeared before me, Sandra M. Kessler and Donald L. Ludwig, personally known to me to be the same persons whose names are subscribed to the foregoing instrument and personally known to me to be the Assistant Vice Secretary and Vice President of NORTH COMMUNITY BANK and acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed, and that the said instrument was signed and delivered in the name and in behalf of said corporation as the free and voluntary act of said corporation for the uses and purposes set forth.

Given under my hand and notarial seal this 21st day of March, 2000.



Lori J. Bailey
Notary Public

State of Illinois)
) ss.
County of Cook)

The undersigned, a Notary Public in and for said county, in the aforesaid State, do hereby certify that Howard Weiner, known to me to be the same person(s) whose name(s) are/ is subscribed to the foregoing instrument as the President and of Dearborn Development Corp., an Illinois corporation, the Managing Member of 1701 N. Milwaukee Development, L.L.C., appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation as managing member of 1701 N. Milwaukee Development, L.L.C., for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of March, 2000

Edna Pagan
Notary Public

