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Prepared by:
Mario J. Suarez, Esq.
Morgan, Lewis & Bockius LLP
101 Park Avenue
New York, New York 10178
(212) 309-6920

FIRST AMENDMENT TO MORTGAGE, OPEN END MORTGAGE,
DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FINANCING STATEMENT

Dated: As of January 23, 2003

FRANK'S NURSERY & CRAFTS, INC.,
Mortgagor/Trustor/Grantor/Debtor
-TO-
KIMCO CAPITAL CORP.,
Mortgagee/Beneficiary/Grantee/Secured Party

Store No. 53

Address:
4260W. 211th Street
Matteson, IL 60443
Tax Parcel ID No.: 31-22-201-014-0000

BOX 333-CT

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FIRST AMENDMENT TO MORTGAGE, OPEN END MORTGAGE,
DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FINANCING STATEMENT

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FRANK'S NURSERY & CRAFTS, INC.,
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-TO-

KIMCO CAPITAL CORP.,
Mortgagee/Beneficiary/Grantee/Secured Party

This instrument is a Mortgage, Open End Mortgage, Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement of both real property and fixtures. Notwithstanding anything to the contrary herein contained, (a) as to any property located in the States of Maryland and Missouri, this instrument is, among other things, a Deed of Trust; and (b) as to any property located in the States of Florida, Illinois, Indiana, Kentucky, Michigan, Minnesota, New Jersey, and Pennsylvania, this instrument is, among other things, a Mortgage. For purposes of Section 5301.232 of the Ohio Revised Code and Section 42 Pa. C.S. Sections 8143-8144, et seq, this instrument is, among other things, an Open-End Mortgage. THIS INSTRUMENT SECURES, AMONG OTHER THINGS, FUTURE ADVANCES AND FUTURE OBLIGATIONS, AND THE PARTIES INTEND THAT THIS INSTRUMENT SECURE FUTURE ADVANCES. As to any property located in Missouri, future advances shall be governed by Section 443.055 RSMO. This instrument contains after-acquired property provisions and secures obligations containing provisions for changes in interest rates, extensions of time for payment and other modifications in the terms of the obligations.

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FIRST AMENDMENT TO MORTGAGE, OPEN END MORTGAGE, DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT (the "First Amendment") dated as of January 23, 2003, by **FRANK'S NURSERY & CRAFTS, INC.**, a Delaware corporation, having its principal office at 580 Kirts Blvd., Suite 300, Troy, Michigan 48084, as mortgagor, trustor and grantor hereunder ("Grantor") and **KIMCO CAPITAL CORP.**, a Delaware corporation, having an office at 3333 New Hyde Park Road, P.O. Box 5020, New Hyde Park, New York 11042-0020, as mortgagee hereunder to the extent that this Mortgage operates as a mortgage or an open end mortgage ("Mortgage").

WITNESSETH:

WHEREAS, Grantor has previously delivered to Mortgagee a certain Mortgage, Open End Mortgage, Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of May 20, 2002, which was recorded August 28, 2002 as Document Number 0020949399, in the record of Cook County, Illinois (the "Original Mortgage"), as security, in part, for various loans made or to be made to Grantor in the aggregate principal sum of up to THIRTY MILLION DOLLARS (\$30,000,000.00), all in accordance with that certain Credit and Security Agreement dated as of May 20, 2002, between Grantor and Mortgagee, as lender (the "Original Credit Agreement").

WHEREAS pursuant to that certain First Amendment and Waiver to Credit and Security Agreement dated as of the date hereof ("First Amendment to Credit Agreement"), Grantor and Mortgagee have now agreed to modify the Original Credit Agreement to, among, other things, increase the aggregate principal amount of the Revolving Credit Loans (as defined in the Original Credit Agreement) from \$10,000,000 to \$20,000,000 (the Original Credit Agreement, as modified by the First Amendment to Credit Agreement, as the same may be further amended, modified or supplemented from time to time, the "Credit Agreement").

WHEREAS Grantor and Mortgagee now desire to amend the Original Mortgage in order to, among other things, secure the Revolving Credit Loans, as increased by the Credit Agreement, to the same extent, and with the same priority as if same were advanced in connection with the Original Mortgage (the Original Mortgage, as modified by this First Amendment, as the same may be further amended, modified or supplemented from time to time, the "Mortgage").

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, Grantor and Mortgagee agree as follows:

1. Definitions. Each reference in the Original Mortgage to (a) the "Mortgage" shall henceforth refer to the Original Mortgage as modified hereby, as may be further amended, modified or supplemented from time to time, and (b) the "Credit Agreement" shall henceforth refer to the Original Credit Agreement as modified by the First Amendment to Credit Agreement, as may be further amended, modified or supplemented from time to time. Capitalized terms not otherwise defined herein shall have the meanings ascribed to such terms in the Original Mortgage, as may be modified hereby, including but not limited to, the "Land" as more particularly described on "Schedule A" attached hereto.

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2. Secured Indebtedness. The Revolving Loan Amount is hereby increased from TEN MILLION DOLLARS (\$10,000,000) to TWENTY MILLION DOLLARS (\$20,000,000.00). The terms "Revolving Loan Amount", "Mortgage Amount" and "Secured Indebtedness" shall hereinafter be deemed to include such increased amount, and the Mortgage, shall secure such increased amount, to the same extent, and with the same priority as if same were advanced in connection with the Original Mortgage, and without affecting the priority of the lien created thereunder.

3. Amendment to Notice Provision in Original Mortgage.

Article IV, Section 2 of the Original Mortgage is hereby amended so that the addresses of the Grantor are as follows:

if to Grantor, to it at 580 Kirts Blvd., Suite 300, Troy, Michigan 48084, Attn: Mr. Alan Minker and Mr. Michael McBride, with a courtesy copy to: Honigman, Miller, Schwartz & Cohn, 2290 First National Building, 60 Woodward Avenue, Detroit, Michigan 48226, Attn: Donald Kunz, Esq., Facsimile No.: 313-465-7455; e-mail: dkunz@honigman.com, or such other address as such party may from time to time designate by giving written notice to the other parties hereunder.

4. Miscellaneous. Except as specifically modified by this First Amendment, all the provisions of the Original Mortgage are hereby ratified and confirmed to be unmodified and in full force and effect. This First Amendment may be executed in separate counterparts, each of which when executed and delivered shall be an original. This First Amendment shall be governed by and construed in accordance with the internal laws of the state in which the Real Property is located.

5. Additional Matters. Notwithstanding anything to the contrary herein contained:

a. Wherever herein contained, the phrase "Trustee and Mortgagee, as applicable" or "Trustee" or any similar phrase

1. shall be deemed to refer to "Trustee for the benefit of Mortgagee, as beneficiary, to the extent Mortgaged Property is located in Maryland;

2. shall be deemed to refer to "Mortgagee" to the extent the Mortgaged Property is located in any of the following States: Florida, Illinois, Indiana, Kentucky, Michigan, Minnesota, New Jersey, Pennsylvania, and Ohio and in such states Trustee shall have no rights, powers or obligations and all references herein to Trustee and Beneficiary shall be deemed deleted; and

3. to the extent the Mortgaged Property is located in Missouri, shall be deemed to refer (i) to Trustee for the benefit of Mortgagee in relation to the grant of a lien on real property, to the habendum clause and to the provisions relating to power of sale, (ii) to both Trustee and Mortgagee in relation to the grant of a security interest in personal property and fixtures and rights related thereto, and (iii) to Mortgagee in all other instances, provided that nothing contained in the Mortgage shall be construed to give Trustee the authority to exercise any rights or remedies granted in the Mortgage without prior written authorization by Mortgagee

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or the right or obligation to receive any payment of rents or other amounts except in connection with the exercise of the power of sale.

b. To the extent the Mortgaged Property is located in Maryland or Missouri, references to Mortgagee shall, if the context so requires, be deemed to be references to Mortgagee, as beneficiary.

c. To the extent the Mortgaged Property is located in any of the following States, the term "Mortgaged Property," whenever used in the Mortgage, shall be deemed to be references to "Trust Property": Missouri.

d. Notwithstanding anything to the contrary herein contained, to the extent the Mortgaged Property is located in the State of Pennsylvania, the Mortgage shall not be deemed to be a purchase money mortgage.

e. Notwithstanding anything to the contrary herein contained, to the extent the Mortgaged Property is located in the State of Illinois, for purposes of Ill. Rev. Stat. ch. 110, paragraph 15-1302, all monies advanced to Grantor pursuant to the terms of the Credit Agreement or other Fundamental Document (as defined therein) subsequent to the recording date of this First Amendment shall be deemed to be in furtherance of the terms of the Original Mortgage (as modified herein) and the Credit Agreement secured by the Mortgage (as modified herein).

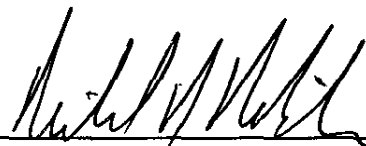
[Signature page follows on the next page.]

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THE GRANTOR HEREBY DECLARES THAT THE GRANTOR HAS READ THIS FIRST AMENDMENT, HAS SIGNED THIS FIRST AMENDMENT AS OF THE DATE AT THE TOP OF THE FIRST PAGE AND THE GRANTOR ACKNOWLEDGES THAT IT HAS RECEIVED A TRUE AND COMPLETE COPY OF THIS FIRST AMENDMENT.

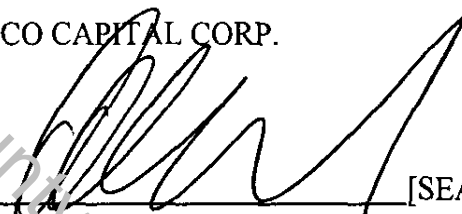
IN WITNESS WHEREOF, the Grantor and Mortgagee have duly caused this First Amendment to be duly executed and delivered as of the day and year first above written.

FRANK'S NURSERY & CRAFTS, INC.

By:  [SEAL]
Michael D. McBride, Vice President
Legal and Real Estate

Address: 580 Kirts Blvd., Suite 300,
Troy, Michigan 48084

KIMCO CAPITAL CORP.

By:  [SEAL]
David Samber, Vice President

Address: c/o Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042-002

WHEN RECORDED RETURN TO:

Fidelity National Title Insurance Company
100 West Big Beaver Road, Suite 140
Troy, MI 48084

This instrument was prepared by
~~and recorded counterparts should~~
~~be returned to:~~

Mario J. Suarez, Esq.
Morgan, Lewis & Bockius, LLP
101 Park Avenue
New York, NY 10178

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STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 25 day of January in the year 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael D. McBride, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Brenda S. Mevorah

BRENDA S. MEVORAH Notary Public
Notary Public, State of New York
No. 01ME4615411
Qualified in Kings County
Commission Expires 03/30/2003

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STATE OF NEW YORK)
) ss.:
COUNTY OF NEW YORK)

On the 23 day of January in the year 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared David Samber, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

BRENDA S. MEVORAH
Notary Public, State of New York
No. 01ME4615411
Qualified in Kings County
Commission Expires 03/30/2003

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THIS RIDER CONTAINS PROVISIONS APPLICABLE TO THE LAWS AND CUSTOMS OF THE STATE OF ILLINOIS WHICH, TO THE EXTENT PROVIDED HEREIN, MODIFY, SUPPLEMENT AND SUPERSEDE THE MORTGAGE TO WHICH THIS RIDER IS ANNEXED. IF AND TO THE EXTENT THAT ANY OF THE PROVISIONS OF THIS RIDER CONFLICT WITH, OR ARE OTHERWISE INCONSISTENT WITH, ANY OF THE PROVISIONS OF THE WITHIN MORTGAGE, WHETHER OR NOT SUCH INCONSISTENCY IS EXPRESSLY NOTED IN THIS RIDER, THE PROVISIONS OF THIS RIDER SHALL PREVAIL.

1. Definitions of Terms. Except as herein otherwise expressly provided, all capitalized terms used herein shall have the same definition as in the Mortgage. In case of any conflict or consistency between any provision of this Rider and the Credit Agreement, the provisions of the Credit Agreement shall control.
2. This Mortgage constitutes a financing statement filed as a fixture filing in the Official Records of the County in which the Real Property is located under the Illinois Uniform Commercial Code with respect to any Real Property which now or hereafter may become fixtures.

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SCHEDULE "A"

Matteson, Illinois

Lease of Real Estate (Nonsubordinated and Ground Lease only) dated January 27, 1975 between KOR Realty Illinois Corp, as landlord, and Frank's Nursery Sales, Inc., as tenant, as amended by that Agreement Modifying Lease of Real Estate dated February 24, 1975, Amendment to Lease dated October 16, 1979 between La Salle National Bank, as Trustee, and Frank's Nursery Sales, Inc., Letter agreement dated August 20, 1979 from Highcrest Management Co. to Frank's Nursery Sales, Inc., Amendment to Lease dated October 20, 1982 between KOR Realty Illinois Corporation, and subsequently assigned to the La Salle National Bank, as Trustee and Frank's Nursery Sales, Inc. and Amendment to Lease dated December 18, 1992 between Robin Realty & Management Company, as agent for the beneficiaries of La Salle National Trust as Trustee and Frank's Nursery and Crafts, Inc., a Michigan corporation, as successor through merger to Frank's Nursery and Sales, Inc.

The Lease encumbers the real property more particularly described as follows:

That part of Parcel "A" in Matteson Highlands, being a sub-division of part of the Northeast Quarter of Section 22, Township 35 North, Range 13 East of the Third Principal Meridian, according to the Plat thereof recorded June 6, 1962 as Document No. 18525670 as corrected by Certificate of Correction date July 17, 1962 and recorded July 23, 1962 as Document No. 18540252, bounded and described as follows:

Commencing at the Northeast Corner of Parcel "A" aforesaid being a point 50.00 feet West from the East line of the Northeast Quarter of said Section 22 and running. Thence North 89 degrees 54 minutes 15 seconds West along the North line of said Parcel "A" a distance of 1190.09 feet; Thence South 00 degrees 05 minutes 45 seconds West along a line perpendicular to said North line, a distance of 168.48 feet to the Northeast Corner of an existing One Story Brick Building, being the Point of Beginning for that Part of said Parcel "A" hereinafter described; Thence South 00 degrees 32 minutes 44 seconds West along the East face of said Building. A distance of 150.07 feet to the Southeast Corner thereof; Thence North 89 degrees 27 minutes 16 seconds West along the South face of said Building and along a Westward Extension thereof, a distance of 108.52 feet; Thence South 00 degrees 32 minutes 44 seconds West along a straight line, a distance of 24.61 feet; Thence North 89 degrees 27 minutes 16 seconds West along a straight line, a distance of 121.70 feet; Thence North 43 degrees 10 minutes 20 seconds West along a straight line, a distance of 13.94 feet;

Thence North 00 degrees 32 minutes 44 seconds East along a straight line, a distance of 181.76 feet; Thence North 46 degrees 21 minutes 16 seconds East along a straight line, a distance of 14.08 feet to a point which is 139.71 feet South and 1419.62 feet West from the Northeast corner of said Parcel "A" (as measured on the North Line of said Parcel "A" and a line drawn perpendicular thereto); Thence South 89 degrees 27 minutes 16 seconds East along a straight line, a distance of 90.33 feet; Thence North 00 degrees 32

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minutes 44 seconds East along a straight line, a distance of 9.80 feet; Thence South 89 degrees 27 minutes 16 seconds East along a straight line, a distance of 19.00 feet; Thence South 00 degrees 32 minutes 44 seconds West along a straight line, a distance of 9.80 feet to the Northwest corner of the aforementioned one story brick building; Thence South 89 degrees 27 minutes 16 seconds East along the Northernmost face of said building and along a Eastward extension thereof, a distance of 78.72 feet; Thence South 00 degrees 32 minutes 44 seconds West along a straight line, a distance of 26.96 feet to said North face of the aforesaid building and Thence South 89 degrees 27 minutes 16 seconds East along said North face, a distance of 41.70 feet to the point of beginning, in Cook County, Illinois.

Containing 44,656 square feet (1.0251 acres) of land, more or less.

Store # 53

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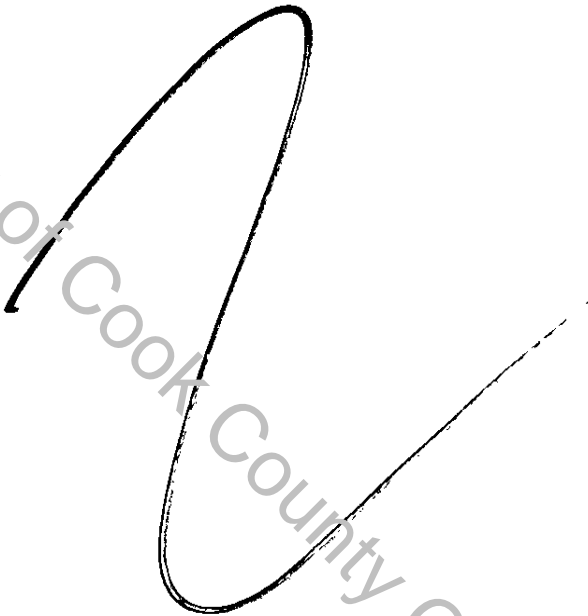
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SCHEDULE "A"

(See attached)

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