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FIRST AMENDMENT TO LOAN DOCUMENTS

THIS FIRST AMENDMENT TO LOAN DOCUMENTS ("First Amendment") is made and entered into as the 14th day of December, 1993 ("Effective Date") by and between First Colonial Trust Company, not personally but as Trustee under Trust Agreement dated November 14, 1988 and known as Trust Number 1-4795 ("Trustee"), Marvin Bearak ("Beneficiary") (Trustee and Beneficiary shall be collectively referred to as "Borrower") and Continental Bank, N.A., a national banking association formerly known as Continental Illinois National Bank and Trust Company of Chicago ("Lender").

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WITNESSETH

DEPT-01 RECORDING 041.50

TAX 8778 12/16/93 15147100

#5569 + *-03-033644

COOK COUNTY RECORDER

WHEREAS, Lender has loaned Borrower an amount equal to Six Hundred Thousand and 00/100 Dollars (\$600,000.00) (the "Loan") as evidenced by that certain Mortgage Note dated November 28, 1988 made by Trustee in favor of Lender ("Note");

WHEREAS, the Note is secured by, among other things, (1) that certain Mortgage, Assignment of Leases and Rents and Security Agreement dated November 28, 1988 made by Borrower in favor of Lender (the "Mortgage") encumbering certain real estate legally described on Exhibit "A" attached hereto and made a part hereof (the "Premises"), which Mortgage was recorded with the Recorder of Deeds of Cook County, Illinois on December 15, 1988 as Document Number 88577698; and (2) that certain Loan Agreement dated as of November 28, 1988 by and between Borrower and Lender ("Loan Agreement") (the Note, Mortgage and Loan Agreement, together with all other documents executed in connection with the Loan shall hereinafter be collectively referred to as the "Loan Documents");

WHEREAS, the obligations of the Borrower under the Loan have been guaranteed by Marvin Bearak pursuant to the terms and conditions of that certain Guaranty dated November 28, 1988, made by Marvin Bearak in favor of Lender (the "Guaranty");

WHEREAS, Borrower and Lender desire to amend the Note and the other Loan Documents as hereinafter set forth;

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable considerations, the receipt, sufficiency and adequacy of which are hereby acknowledged, the Lender and Borrower hereby agree as follows:

1. Recitals. The above recitals are incorporated herein as if fully set forth herein in their entirety.

2. Extension of Maturity Date. The Maturity Date, as defined in the Note, is hereby extended to December 15, 1998. Any and all references in the Note or the other Loan Documents to the Maturity Date shall hereinafter mean December 15, 1998.

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CONSENT AND ACKNOWLEDGEMENT OF GUARANTOR

The undersigned, as Guarantor of the Loan referred to above, pursuant to the Guaranty, hereby consents to and approves of the foregoing First Amendment to Loan Documents and hereby reaffirms that all of the Guarantor's obligations with respect to the Guaranty remain in full force and effect. Guarantor hereby acknowledges that all of the Guarantor's obligations with respect to the Guaranty are unimpaired by the foregoing First Amendment. Further, the undersigned hereby represents, acknowledges and agrees, as an inducement to Lender to enter into the First Amendment, that the undersigned does not now have or hold any defense to the enforcement of the Guaranty or any claim against Lender which might be set off or credited against any payments due under the Guaranty.

Dated as of the 14th day of December, 1993.



MARVIN BEARAK

Property of Cook County Clerk's Office

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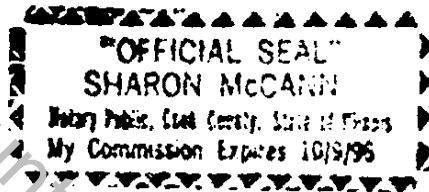
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, THE UNDERSIGNED, a Notary Public in and for said County, in the State aforesaid, do hereby certify that VERICORP A & P TRUST COMPANY of FIRST COLONIAL TRUST COMPANY, personally known to me to be the same persons whose names are respectively subscribed to the foregoing instrument as such President and LOAN TRUST OFFICERS, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15th day of December, 1993.

Sharon McCann
NOTARY PUBLIC

My Commission Expires _____



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Norman S. Padnos, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARVIN BEARAK, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 14th day of December, 1993.

Norman S. Padnos
Notary Public



Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

Those parts of Blocks 11 and 12 and vacated South Kilbourn Avenue lying between said Blocks 11 and 12 taken as a tract and described as follows, to wit: Commencing at a point in the East line of said Block 11 which is 117 feet North of the Southeast corner of said Block 11, said point being also on the West line of Kilbourn Avenue and running thence West on a line which is 117 feet North of and parallel with the South line of said Blocks 11 and 12, said South line of blocks being identical with the North line of West 31st Street and forming an angle of 89 degrees 29 minutes 50 seconds in the Northwest quadrant for a distance of 481.05 feet to the point of intersection of said last described line with a line which is 30 feet Easterly of at right angles measurement and parallel with a straight line drawn from a point in the North line of said Block 12, which is 100 feet West of the Northeast corner thereof to a point in the South line of said Block 12, which is 200 feet West of the Southeast corner thereof; thence Northerly along said last described parallel line, said line forming an angle with the 1st above described line of 81 degrees 24 minutes 04 seconds in the Northeast quadrant to the point of intersection of said line with a line which is 176 feet South of and parallel with the South line of West 30th Street, said South line of West 30th Street being identical with the North line of Blocks 11 and 12, as measured along the West line of South Kilbourn Avenue; thence East on last described parallel line for a distance of 429.87 feet to the point of intersection of said line with the East line of Block 11; thence South on said East line of Block 11, said line being identical with the West line of Kilbourn Avenue for a distance of 326.75 feet to the place of beginning, all in Frank Baker's Subdivision of the Southeast 1/4 of the Southwest 1/4 and of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Excepting from said parcel the following described real estate:

That part of Block 12 in Frank Baker's Subdivision of the Southeast 1/4 of the Southwest 1/4 and the North 1/2 of the Southwest 1/4 of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, described as follows, to wit: Commencing at a point which is the intersection of a line which is 117 feet North of and parallel with the South line of Block 12, and a line which is 30 feet Easterly of at right angle measurement and parallel with a straight line drawn from a point in the North line of said Block 12, which is 100 feet West of the Northeast corner thereof, to a point in the South line of said Block 12, which is 200 feet West of the Southeast corner thereof; thence Northerly along said last described parallel line, said line forming an angle with first above described line of 81 degrees 24 minutes 04 seconds in the Northeast quadrant, a distance of 151.84 feet; thence East along a line forming an angle of 38 degrees 55 minutes 56 seconds in the Southeast quadrant with the last described course, a distance of 80 feet; thence South along a line, at right angles to the last described course, a distance of 150 feet; thence West along the first above described line, a distance of 83.58 feet to the place of beginning; all in Cook County, Illinois.

COMMONLY KNOWN AS: 4500 West 31st Street, Chicago, Illinois
PERMANENT INDEX NUMBERS: 16-27-310-011; 16-27-310-013; and 16-27-310-021

Prepared by and filed in Michael Lewis & Schreyer, Daniel & Burns, Ltd.
222 N. LaSalle # 1900
Chicago IL 60601

16-27-310-011

