

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$42.00  
Cook County Recorder of Deeds  
Date: 04/18/2003 10:45 AM Pg: 1 of 10

7900660-DE  
Pchui

This Document Prepared By  
and After Recording Return To:

Lisa A. Olsen  
Chapman and Cutler  
111 West Monroe Street  
Chicago, Illinois 60603

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE ONLY

## SECOND SUPPLEMENT TO MORTGAGE AND SECURITY AGREEMENT WITH ASSIGNMENT OF RENTS

This Second Supplement to Mortgage and Security Agreement with Assignment of Rents dated as of March 21, 2003 (this "*Amendment*") is being entered into between TURTLE WAX, INC., an Illinois corporation (hereinafter referred to as "*Mortgagor*"), and HARRIS TRUST AND SAVINGS BANK, an Illinois banking corporation acting as agent hereunder for the Lenders and other Secured Creditors as defined in the Mortgage hereinafter defined (HTSB acting as such agent and any successors to HTSB acting in such capacity being hereinafter referred to as "*Mortgagee*");

### WITNESSETH THAT:

WHEREAS, Mortgagor did heretofore execute and deliver to Mortgagee that certain Mortgage and Security Agreement with Assignment of Rents dated as of March 21, 2001, and recorded on March 22, 2001 in the Recorder's Office of Cook County, Illinois as Document No. 0010226232 as amended by that certain First Amendment to Mortgage and Security Agreement with Assignment of Rents dated as of May 30, 2001 and recorded on May 31, 2001 in the Recorder's Office of Cook County, Illinois as Document No. 0010462155 (the "*Mortgage*"), encumbering the property described on Schedule I attached thereto; and

WHEREAS, Mortgagor, Turtle Wax France S.a.r.l. ("*TWF*"), Turtle Wax B.V. ("*TWN*"), Turtle Wax Limited ("*TWUK*"; Mortgagor, TWF, TWN and TWUK being referred to collectively as the "*Borrowers*") and HTSB, individually and as agent, have entered into a Credit Agreement dated as of March 21, 2001 (such Credit Agreement as the same may be amended, modified or restated from time to time being hereinafter referred to as the "*Credit Agreement*"), pursuant to which the Lenders have agreed, subject to certain terms and

BOX 333-CT

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conditions, to extend credit and make certain other financial accommodations available to the Borrowers; and

WHEREAS, pursuant to the Credit Agreement, the Mortgage currently secures, among other things, all loans and advances from the Lenders to the Mortgagor evidenced by (i) the Revolving Credit Notes of Mortgagor, TWF and TWN (the "*Revolving Credit Notes*") dated March 21, 2001 payable to the order of the respective Lenders named thereon, (ii) a Swing Line Note (the "*Swing Line Note*") dated March 21, 2001 and payable to the Lender named thereon in the face principal amount of \$5,000,000, (iii) a U.K. Line Note (the "*U.K. Line Note*") dated March 21, 2001 and payable to the Lender named thereon in the face principal amount of £2,500,000 and (iv) the Term Notes (the "*Term Notes*") dated March 21, 2001 aggregating \$30,000,000 and payable to the order of the respective Lenders named thereon; and

WHEREAS, concurrently herewith the Mortgagor and the Lenders are entering into a Second Amendment to Credit Agreement (the "*Second Amendment*") to amend the Credit Agreement to (i) increase the amount of the Revolving Credit available under the Credit Agreement to \$70,000,000, (ii) extend the Termination Date from March 21, 2003 to March 21, 2005 and (iii) otherwise amend the Credit Agreement; and

WHEREAS, pursuant to the Second Amendment, the Revolving Credit, as so increased, shall continue to be evidenced by the Revolving Credit Notes;

WHEREAS, as a condition precedent to the effectiveness of the Second Amendment, the Lenders require the Mortgagor, and to accommodate that requirement the Mortgagor desires by this Supplement, to confirm and assure that all the real estate and other properties, rights, interests and privileges of the Mortgagor which are currently subject to the lien of the Mortgage be and constitute collateral security for, among other things, any and all indebtedness, obligations and liabilities of the Mortgagor to the Lenders evidenced by the Revolving Credit Notes; and

WHEREAS, the Mortgage is to continue to secure all the indebtedness now secured thereby;

NOW, THEREFORE, to secure (i) the payment of the principal and premium, if any, of and interest on the Notes as and when the same becomes due and payable (whether by lapse of time, acceleration or otherwise) and all advances now or hereafter evidenced thereby, (ii) the payment of the Reimbursement Obligations as and when the same become due and payable, (iii) the payment of all sums due or owing with respect to the Hedging Liability, (iv) the payment of any and all sums payable under or according to the provisions of the Credit Agreement as amended by the Second Amendment and the Applications, (v) the payment of all other indebtedness, obligations and liabilities which the Mortgage secures pursuant to any of its terms and (vi) the observance and performance of all covenants and agreements contained in the Mortgage or in the Notes, the Credit Agreement, the Applications or in any other instrument or document at any time evidencing or securing any of the foregoing or setting forth terms and conditions applicable thereto (all of such indebtedness, obligations and liabilities described in clauses (i), (ii), (iii), (iv), (v) and (vi) above being hereinafter collectively referred to as the "*indebtedness hereby*

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secured"), Mortgagor does hereby grant, bargain, sell, convey, mortgage, warrant, assign, and pledge unto Mortgagee, its successors and assigns, and grant to Mortgagee, its successors and assigns, a continuing security interest in, all and singular the properties, rights, interests and privileges described in Granting Clauses I, II, III, IV, V, VI, and VII of the Mortgage, each and all of such Granting Clauses being incorporated by reference herein with the same force and effect as though set forth herein in their entirety all of the same being collectively referred to herein as the "*Mortgaged Premises*." The foregoing grant of lien is in addition to and supplemented of and not in substitution for the grant of the lien created and provided for by the Mortgage, and nothing herein contained shall affect or impair the lien or priority of the Mortgage as to the indebtedness which would be secured thereby prior to giving effect to this Supplement.

The Mortgagor hereby further covenants and agrees with, and represents and warrants to, the Mortgagee as follows:

1. The Mortgagor hereby repeats and reaffirms all covenants and warranties contained in the Mortgage, each and all of which shall be applicable to all of the indebtedness secured by the Mortgage as supplemented hereby. The Mortgagor repeats and reaffirms its covenant that all the indebtedness secured by the Mortgage as supplemented hereby will be promptly paid as and when the same becomes due and payable.

2. All the provisions, stipulations, powers and covenants contained in the Mortgage shall stand and remain unchanged and in full force and effect except to the extent specifically modified hereby and shall be applicable to all of the indebtedness, obligations and liabilities secured by the Mortgage as supplemented hereby.

3. All capitalized terms used herein without definition shall have the same meanings herein as they have in the Mortgage. The definitions provided herein of any capitalized terms shall apply to such capitalized terms as the same appear in the Mortgage as supplemented hereby, all to the end that any capitalized terms defined herein and used in the Mortgage as supplemented hereby shall have the same meanings as supplemented hereby as are given to such capitalized terms herein. Without limiting the foregoing, all references in the Mortgage to the term "indebtedness hereby secured" shall be deemed references to all the indebtedness hereby secured as defined herein; all references in the Mortgage to the "*Revolving Credit*" shall be deemed references to the Revolving Credit as increased pursuant to the terms of the Second Amendment; and all references in the Mortgage to the Credit Agreement shall be deemed references to the Credit Agreement as amended by the Second Amendment and as the same may from time to time be further modified or amended. All of the provisions, stipulations, powers and covenants contained in the Mortgage shall stand and remain unchanged and in full force and effect except to the extent specifically modified hereby and shall be applicable to all of the indebtedness secured by the Mortgage as supplemented hereby.

4. The Mortgagor acknowledges and agrees that the Mortgage as supplemented hereby is and shall remain in full force and effect, and that the Mortgaged Premises are and shall remain subject to the lien and security interest granted and

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provided for by the Mortgage as supplemented hereby for the benefit and security of all the indebtedness hereby secured, including without limitation all advances from time to time made by the Lenders to the Mortgagor under the Revolving Credit provided for in the Credit Agreement as amended by the Second Amendment and as the same may from time to time be further modified or amended. Without limiting the foregoing, the Mortgagor hereby agrees that, notwithstanding the execution and delivery hereof, (i) all rights and remedies of the Mortgagee under the Mortgage, (ii) all obligations of the Mortgagor thereunder and (iii) the lien and security interest granted and provided for thereby are and as supplemented hereby shall remain in full force and effect for the benefit and security of all the indebtedness hereby secured, it being specifically understood and agreed that this Supplement shall constitute and be, among other things, an acknowledgment and continuation of the rights, remedies, lien and security interest in favor of the Mortgagee, and the obligations of the Mortgagor to the Mortgagee, which exist under the Mortgage as supplemented hereby.

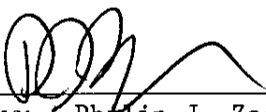
5. This Amendment may be executed in any number of counterparts and all such counterparts taken together shall be deemed to constitute one instrument.

6. No reference to this Amendment need be made in any note, instrument or other document making reference to the Mortgage, any reference to the Mortgage in any of such to be deemed to be a reference to the Mortgage as amended and supplemented hereby. This instrument shall be governed by and construed in accordance with the internal laws of the State of Illinois without regard to principles of conflicts of laws.

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IN WITNESS WHEREOF, Mortgagor has caused these presents to be duly executed the day and year first above written.

TURTLE WAX, INC.

By  \_\_\_\_\_  
 Name: Philip J. Zadeik  
 Title: Vice President - General Counsel  
and Assistant Secretary

Property of Cook County Clerk's Office

Acknowledged and accepted as of the day and year written above.

HARRIS TRUST AND SAVINGS BANK, an Illinois banking corporation, for itself and as Agent aforesaid

By \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

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IN WITNESS WHEREOF, Mortgagor has caused these presents to be duly executed the day and year first above written.

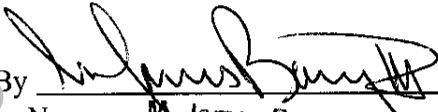
TURTLE WAX, INC.

By \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Property of Cook County Clerk's Office

Acknowledged and accepted as of the day and year written above.

HARRIS TRUST AND SAVINGS BANK, an Illinois  
banking corporation, for itself and as  
Agent aforesaid

By  \_\_\_\_\_  
Name: M. James Barry, III  
Title: Vice President

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STATE OF ILLINOIS       )  
  ) SS  
COUNTY OF COOK        )

I, Robert J. Willson, Jr., a Notary Public in and for said County, in the State aforesaid, do hereby certify that Philip J. Zadeik, the Vice President – General Counsel and Assistant Secretary of Turtle Wax, Inc., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President – General Counsel and Assistant Secretary appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 21<sup>st</sup> day of March, 2003.

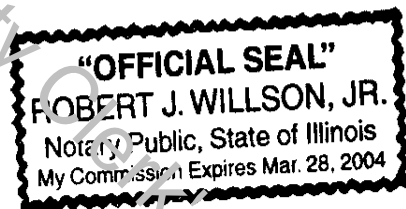
  
\_\_\_\_\_  
Notary Public

Robert J. Willson, Jr.  
(TYPE OR PRINT NAME)

(Seal)

My Commission Expires

3-28-04



PROPERTY OF COOK COUNTY CLERK'S OFFICE





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THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SOUTH CENTRAL AVENUE, BEING A LINE 50.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29 AFORESAID, WITH THE SOUTH LINE OF WEST 73RD STREET, SAID SOUTH LINE BEING A LINE 1373.00 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE WEST FOR A DISTANCE OF 273.21 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE CONTINUING WEST ALONG SAID SOUTH LINE OF WEST 73RD STREET, FOR A DISTANCE OF 600.00 FEET TO THE EAST LINE OF SOUTH MASSASOIT AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTH MASSASOIT AVENUE (BEING A LINE PERPENDICULAR TO THE SOUTH LINE OF WEST 73RD STREET), FOR A DISTANCE OF 800.00 FEET; THENCE EAST AT RIGHT ANGLES TO LAST DESCRIBED COURSE, FOR A DISTANCE OF 588.00 FEET; THENCE SOUTHEASTERLY, 71.02 FEET TO A POINT IN A LINE 600.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH MASSASOIT AVENUE, SAID POINT ALSO BEING 870.00 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 870.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE FOLLOWING PARCEL OF LAND LYING WEST OF A LINE DRAWN 72.0 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF, EAST OF AND PARALLEL WITH THE MOST WESTERLY LINE THEREOF; DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF CENTRAL AVENUE, BEING A LINE 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID, WITH THE SOUTH LINE OF WEST 73RD STREET, SAID SOUTH LINE BEING A LINE DRAWN 1373.0 FEET (MEASURED PERPENDICULARLY) SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 873.21 FEET TO THE EAST LINE OF SOUTH MASSASOIT AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTH MASSASOIT AVENUE (BEING A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF WEST 73RD STREET), FOR A DISTANCE OF 800.0 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 588.0 FEET; THENCE SOUTHEASTERLY 71.02 FEET TO A POINT ON A LINE DRAWN 600.0 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH MASSASOIT AVENUE, SAID POINT ALSO BEING 870.0 FEET SOUTH OF THE SOUTH LINE OF WEST 73RD STREET, AFORESAID; THENCE SOUTH ALONG SAID 600.00 FOOT PARALLEL LINE FOR A DISTANCE OF 59.63 FEET TO A POINT OF CURVE; THENCE

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SOUTHWESTERLY ALONG SAID CURVE, CONVEX SOUTHEASTERLY, HAVING A RADIUS OF 273.94 FEET, FOR AN ARC DISTANCE OF 308.70 FEET TO THE NORTH LINE OF THE SOUTH 135.0 FEET OF THE NORTHEAST 1/4 OF SECTION 29, AFORESAID; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 401.71 FEET TO A POINT ON A LINE DRAWN 42.0 FEET EAST OF AND PARALLEL WITH THE SOUTH EXTENSION OF THE EAST LINE OF SOUTH MASSASOIT AVENUE; THENCE DUE NORTH ALONG SAID PARALLEL LINE 310.22 FEET; THENCE DUE WEST 42.0 FEET TO A POINT ON SAID EXTENSION OF THE EAST LINE OF SOUTH MASSASOIT AVENUE; THENCE DUE NORTH ALONG THE LAST DESCRIBED LINE 66.0 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

Property Address            5655 W. 73rd Street  
   Chicago, Illinois  
P.J.N. No.                     19-29-100-017

(Parcel 3)

Property of Cook County Clerk's Office