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*F/K/A MERCHANDISE NATIONAL BANK OF CHICAGO

MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT made as of the 1ST day of NOVEMBER, 1994 by and between, CHARLES F. MOLES AND KATHLEEN HARRINGTON, HIS WIFE (whether one or more, and if more than one, jointly and severally) being hereinafter referred to as the "Borrowers" and *OLD KENT BANK, 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";

W I T N E S S E T H

WHEREAS, the Mortgagee has heretofore loaned the Borrowers the principal sum of NINETY-ONE THOUSAND ONE HUNDRED THIRTY-FIVE AND 48/100 DOLLARS (\$91,135.48) which loan is evidenced by a promissory note being hereinafter referred to as the "Note", dated as of NOVEMBER 1ST, 1993 executed by Borrowers and payable to the order of the Mortgagee, with final payment due on MAY 1ST, 1994.

WHEREAS, the Note is secured by a mortgage of even date therewith being hereinafter referred as to the "Mortgage" executed by the Borrower 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 NOVEMBER 23RD, 1993 as document number 93957504 and, MORTGAGE MODIFICATION AGREEMENT DATED MAY 1ST, 1994 AND RECORDED AS DOCUMENT # 94988362 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 Borrowers and the Mortgagee do hereby agree as follows:

1. The principal indebtedness evidenced by the Note presently outstanding is THIRTY-SEVEN THOUSAND ONE HUNDRED TWENTY-SEVEN AND 05/100 DOLLARS (\$37,127.05) which shall be paid as follows:

PRINCIPAL AND INTEREST SHALL BE PAID IN INSTALLMENTS OF \$1,500.00 EACH OF PRINCIPAL, PLUS UNPAID INTEREST ACCRUED TO THE DATE OF PAYMENT, COMMENCING DECEMBER 1ST, 1994, AND CONTINUING ON THE 1ST DAY OF EACH MONTH THEREAFTER UNTIL NOVEMBER 1ST, 1995, AT WHICH TIME THE ENTIRE REMAINING UNPAID BALANCE OF PRINCIPAL AND INTEREST SHALL BE PAID IN FULL.

BOX 333-CTI

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2. All referenced 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, and 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 hereafter 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).

(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.

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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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IN WITNESS WHEREOF, the Mortgagee and Borrowers have affixed their hands and seals as of the 1ST day of NOVEMBER , 1994

BORROWERS:

THIS INSTRUMENT WAS PREPARED BY
CLIFF SCOTT-RUDNICK
OLD KENT BANK
105 SOUTH YORK STREET
ELMHURST, ILLINOIS 60126

Charles F. Moles
CHARLES F. MOLES

Kathleen Harrington
KATHLEEN HARRINGTON

AFTER RECORDING MAIL TO:

OLD KENT BANK
105 S. YORK RD.
ELMHURST, IL 60126
LINDA ELWOOD

MORTGAGEE:

OLD KENT BANK F/K/A MERCHANDISE
NATIONAL BANK OF CHICAGO

By: Jeffrey H. Misgraves
JEFFREY H. MISGRAVES
its: ASST. VICE PRESIDENT

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Exhibit A

Unit 7001 of the 175 East Delaware Place Condominium as delineated on survey of the following described parcels of Real Estate (hereinafter referred collectively as parcel):

Parts of the land, property and space below, at and above the surface of the earth, located within the boundaries projected vertically upward and downward from the surface of the earth, of a parcel of land comprised of lot 17 (except the east 16 feet thereof) and all of lots 18 to 28 inclusive in Lake Shore Drive Addition to Chicago, a subdivision of part of blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional 1/4 of Fractional Section 3, Township 39 North, Range 14, East of the Third principal Meridian, in Cook County, Illinois also lots 1 to 4 inclusive in County Clerk's Division of the West 300 feet of that part of lots 16, 17, 18 and 19 of Block 14 lying east of The Lincoln Park Boulevard in the Canal Trustee's Subdivision of the south fractional 1/4 of fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois conveyed by Deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois on July 30, 1973 as Document 22418957 from John Hancock Mutual Life Insurance Company, a corporation of Massachusetts, to LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated February 15, 1973 known as Trust Number 45450 which survey is attached as Exhibit 'A' to The Declaration of Condominium Ownership, easements, restrictions, covenants and by-laws for 175 East Delaware Place, Chicago, Illinois made by LaSalle National Bank, a national banking association, as Trustee under Trust Agreement dated February 15, 1973 known as Trust Number 45450 recorded on August 10, 1973 in the office of the Recorder of Deeds of Cook County, Illinois as Document 22434263 together with its undivided percentage interest in the common elements, in Cook County, Illinois.

04014618

P.I.N. 17-03-220-020-1450

COMMON ADDRESS: 175 E. DELAWARE PLACE, UNIT 7001
CHICAGO, IL 60611

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State of Illinois)
) SS.
County of)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____ of _____ and _____ of _____ are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____, respectively, appeared before me this day in person and acknowledges that they signed and delivered the said instrument as their own free and voluntary act of said _____ as aforesaid, for the uses and purposes therein set forth.

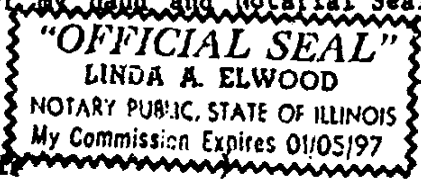
GIVEN under my hand and Notarial Seal this _____ day of _____, 19 ____.

Notary Public

State of Illinois)
) SS.
County of DuPage)

I, Linda A. Elwood, a Notary Public in and for said County in the state aforesaid, do hereby certify that Jeffrey H. Muscarew, Asst. V.P. 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 Asst. V.P., appeared before me this day in person and acknowledged that (he) (she) signed and delivered the said instrument as (his) (her) own free and voluntary act of said bank as aforesaid, for the uses and purposes therein set forth; and the said Asst. V.P. then and there acknowledged that (he) (she), as custodian of the corporate seal of said Bank, did affix the corporate seal of said bank to said instrument as (his) (her) own free and voluntary act and at the free and voluntary act of said Bank of Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1st day of November, 19 94.

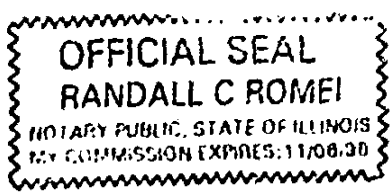


Linda A. Elwood
Notary Public

State of Illinois)
) SS.
County of Cook)

I, Randall C Romei, a Notary Public in and for said County and State aforesaid, do hereby certify that Charles F. Miller and Kathleen Harrington personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged they signed and delivered the said instrument as ^{their} free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14 day of November, 19 94.



Randall C Romei
Notary Public

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