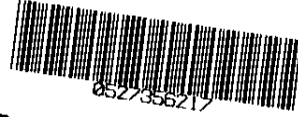


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PREPARED BY:
David Clark

WHEN RECORDED RETURN TO:

Commercial Loan Services
IL1-1146(B2)
120 S. LaSalle St.
Chicago, IL 60603

Doc#: 0527356217 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/30/2005 02:48 PM Pg: 1 of 4



Property of Cook County Recorder of Deeds

BANK ONE

Mortgage Amendment

This Mortgage Amendment (the "Amendment") is dated as of August 1, 2005, between LaSalle Bank National Association as Successor Trustee to American National Bank and Trust Company as Trustee under Trust Agreement Number 113775-04, dated April 22, 1991, whose address is 135 S. LaSalle Street, Chicago, IL 60603 (the "Mortgagor"), and JPMorgan Chase Bank, N.A., whose address is 120 S. LaSalle, Chicago, IL 60603, and its successors and assigns (the "Mortgagee").

The Mortgagor has previously executed and delivered to the Mortgagee a Mortgage and Security Agreement, dated July 1, 1991 and recorded on July 24, 1991 as Document No.913700414, Cook County Records (as amended and replaced from time to time, the "Mortgage"). The Mortgage encumbers the real property, and all the buildings, structures and improvements on it, described as:

Located in the City of Chicago, County of Cook, State of Illinois:

PARCEL 1:

THE SOUTH 55 FEET OF THAT PART OF BLOCK 26 IN IRVING PARK BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID BLOCK WITH THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY AND RUNNING THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 14 IN SAID BLOCK, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 14 TO THE EAST LINE OF AN ALLEY RUNNING NORTH AND SOUTH THROUGH SAID BLOCK; THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY TO THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY, AND THENCE SOUTH EAST ALONG THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY TO THE POINT OF BEGINNING OF SAID IRVING PARK, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

LOTS 14, 15 AND 18 IN BLOCK 26 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(the "Premises"),

Commonly known as 4020 N. Tripp Avenue, Chicago, Illinois 60641,
Tax Parcel Identification No. 13-15-420-016, 13-15-420-017, 13-15-420-018, and 13-15-420-019.

The Mortgage secures the Indebtedness (as defined in the Mortgage), including, without limitation, the extension of credit evidenced by a(n) Installment Note (Secured), dated January 29, 1998 and any amendments, modifications, extensions, renewals, or replacements thereof, payable by LaSalle Bank National Association as Successor Trustee to American National Bank and Trust Company as Trustee under Trust Agreement Number 113775-04, dated April 22, 1991 to the Mortgagee, in the original principal sum of Three Hundred Eighty Four Thousand Four Hundred Fifty and 15/100 Dollars (\$384,450.15)("Note 1") (the "Original Extension of Credit").

Therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Mortgagor and the Mortgagee agree as follows:

1. The Mortgage is amended to also secure the repayment of an additional extensions of credit evidenced by a Line of Credit Note, dated August 1, 2005, payable from STAMCO Technology Group, Inc. to the Mortgagee in the original principal sum of One Million Seven Hundred Fifty Thousand and 00/100 Dollars (\$1,750,000.00)("Note 2"); including any amendments, modifications, extensions, renewals, or replacements thereof.
2. The Mortgage continues to secure Note 1 and shall also secure Note 2; therefore, the maximum principal sum of the Liabilities shall not exceed Eight Hundred One Thousand Five Hundred Eleven and 98/100 Dollars (\$801,511.98).
3. The Mortgage is given to secure a revolving credit loan pursuant to and in accordance with the note described in clause (1) above and shall secure not only presently existing indebtedness under such note, but also future advances, whether such advances are obligations or to be made at the option of the Mortgagee or otherwise, as are made within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage, although there may be no indebtedness hereby secured outstanding at the time any advance is made. The lien of this Mortgage shall be valid as to all the Liabilities hereby secured, including future advances, from the time of its recording in the Recorder's Office of the county in which the Premises are located. The total amount of the Liabilities hereby secured may increase or decrease from time to time, but the total unpaid balance of the Liabilities hereby secured (including disbursements which the Mortgagee may take under this Mortgage, the above-described note or any other Related Documents) at any one time outstanding shall not exceed the maximum principal sum set forth above.
4. The Mortgagor will execute and deliver all further instruments, and shall take all other actions, as in the sole opinion of the Mortgagee are necessary or desirable to effect the intent of this Amendment.
5. Except as amended by this Amendment, all terms of the Mortgage are confirmed and ratified by the Mortgagor and the Mortgagee, as if they were fully set forth in this Amendment.
6. **Governing Law and Venue.** This Amendment is delivered in the State of Illinois and governed by Illinois law (without giving effect to its laws of conflicts); provided, however, that if the real estate that is the subject of this Amendment is located in another state, the laws of such other state shall govern the validity, enforceability, perfection, priority, construction, effect, enforcement and remedies with respect to this Amendment, but nothing herein shall be construed to provide that the laws of any state other than the State of Illinois shall apply to the obligations and indebtedness secured by this Amendment. The Mortgagor agrees that any legal action or proceeding with respect to any of its obligations under this Amendment may be brought by the Mortgagee in any state or federal court located in the State of Illinois, as the Mortgagee in its sole discretion may elect. By the execution and delivery of this Amendment, the Mortgagor submits to and accepts, for itself and in respect of its property, generally and unconditionally, the non-exclusive jurisdiction of those courts. The Mortgagor waives any claim that the State of Illinois is not a convenient forum or the proper venue for any such suit, action or proceeding.

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7. **WAIVER OF SPECIAL DAMAGES.** THE MORTGAGOR WAIVES, TO THE MAXIMUM EXTENT NOT PROHIBITED BY LAW, ANY RIGHT THE UNDERSIGNED MAY HAVE TO CLAIM OR RECOVER FROM THE MORTGAGEE IN ANY LEGAL ACTION OR PROCEEDING ANY SPECIAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES.

8. **JURY WAIVER.** THE MORTGAGOR AND THE MORTGAGEE (BY ITS ACCEPTANCE HEREOF) HEREBY VOLUNTARILY, KNOWINGLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE ANY RIGHT TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE (WHETHER BASED ON CONTRACT, TORT, OR OTHERWISE) BETWEEN THE MORTGAGOR AND THE MORTGAGEE ARISING OUT OF OR IN ANY WAY RELATED TO THIS DOCUMENT. THIS PROVISION IS A MATERIAL INDUCEMENT TO THE MORTGAGEE TO PROVIDE THE FINANCING DESCRIBED HEREIN.

9. This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. It is further understood and agreed that the Trustee merely holds title to the property herein described and has no agents, employees or control over the management of the property and no knowledge of other factual matters except as represented to it by the beneficiary(ies) of the Trust. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument, all such liability being expressly waived by every person now or hereafter claiming any right or security hereunder; and the owner of any indebtedness or cause of action for breach of any warranty, indemnity, representation, covenant, undertaking or agreement accruing hereunder shall look solely to the Trust estate for the payment thereof.

Mortgagor:

LaSalle Bank National Association as Successor Trustee to American National Bank and Trust Company as Trustee under Trust Agreement Number 113775-04, dated April 22, 1991 ~~and not personally~~

By: Lisa Wilburn
Lisa Wilburn Trust Officer
Printed Name Title

Mortgagee:

JPMorgan Chase Bank, N.A.

By: Christopher J. Fenton
CHRISTOPHER J. FENTON FVP
Printed Name Title

This instrument is executed by LASALLE BANK National Association, and its officers and employees as Trustee as authorized in the exercise of its powers and authority under the Trust Agreement, Number 113775-04, dated April 22, 1991, and not personally. The undersigned is authorized to execute this instrument on behalf of the Trustee and to deliver this instrument to the Mortgagee and to the County Clerk's Office for recording. The undersigned is not a beneficiary of the Trust and does not have any personal liability or responsibility for the performance of the Trust or the obligations of the Trust under the Trust Agreement or for the payment of any of the obligations of the Trust under the Trust Agreement.

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ACKNOWLEDGMENT OF MORTGAGOR

State of Illinois)
County of Cook) ss

I, Undersigned, a Notary Public in and for said County and State, certify that Lisa Wilburn, a Trust Officer of Lasalle Bank National Association, a(n) N/A and Trust Officer of said Trust Officer and Trust Officer personally known to me to be the persons whose names are subscribed to the foregoing instrument as such Trust Officer and LAA, 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 Trust Officer, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of August, 2005
My Commission Expires: Tonya Nash, Notary Public



ACKNOWLEDGMENT OF MORTGAGEE

State of IL)
County of Cook) ss

I, Gloria Lynn Sanders, a Notary Public in and for said County and State, certify that Christopher J. Newton, a First V.P. of , a(n) of said personally known to me to be the persons whose names are subscribed to the foregoing instrument as such and , 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 , for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26 day of August, 2005
My Commission Expires: Gloria Lynn Sanders, Notary Public

