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TRUST DEED SUPPLEMENT

THIS INDENTURE, made January 12, 1976 between JOHN S. GROH and ARLIS J. GROH, husband and wife, herein referred to as "Mortgagors" and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation doing business in Chicago, Illinois, herein referred to as "Trustee," WITNESSETH:

WHEREAS, Mortgagors have heretofore made, executed and delivered the following:

A. Note dated June 10, 1974 in the original principal sum of EIGHTY THOUSAND and 00/100ths DOLLARS (\$80,000.00) made by Mortgagors payable On Demand to the order of Bearer, and presently held by THE PEPPERSON BANK (hereinafter referred to as "Trust Deed Note No.1"), and upon which there is now outstanding the principal sum of THIRTY THOUSAND and 00/100ths DOLLARS (\$30,000.00); and

B. Trust Deed dated June 10, 1974 and securing said Trust Deed Note No.1, executed, acknowledged and delivered by Mortgagors in favor of CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation, as Trustee, filed for record with the Office of the Recorder of Deeds of, Cook County, Illinois on July 30, 1974 as Document No. 22 797 711;

MAIL TO: of
This Instrument Prepared by:
Jeffrey H. Verbin
Alzheimer & Gray
One IBM Plaza
Chicago, Illinois 60611

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THIS MORTGAGE IS A JUNIOR MORTGAGE

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WHEREAS, said Trust Deed (hereinafter referred to as "Original Trust Deed") constitutes a junior lien upon certain real property situated in the County of Cook, State of Illinois, all as more particularly described in the Rider attached to and made part of the Original Trust Deed [said real property is hereinafter referred to as the "premises"];

WHEREAS, on the date of execution of this Trust Deed Supplement, PETERSON BANK is the holder of Trust Deed Note No.1 and CHICAGO TITLE AND TRUST COMPANY, as Trustee, is the holder of record of the Original Trust Deed;

WHEREAS, on the date Mortgagee execute this Trust Deed Supplement, Mortgagee JOHN S. GROH continues to be the owner of the mortgaged premises and acknowledges that said Original Trust Deed is a valid and subsisting junior lien on said mortgaged premises for the following amount of principal and interest outstanding thereunder, to wit, THIRTY THOUSAND and 00/100ths DOLLARS (\$30,000.00) with interest thereto, all in accordance with the terms, covenants, conditions and warranties thereof, and that there are no defenses or offsets to the Original Trust Deed or to the Trust Deed Note No.1 secured thereby, and that except as provided in this Trust Deed Supplement, all of the other provisions of said Original Trust Deed are in full force and effect;

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WHEREAS, in order to evidence an additional indebtedness, Mortgagors have made, executed and delivered to PETERSON BANK a Principal Note of even date herewith in the principal sum of THIRTY THOUSAND and 00/100ths DOLLARS (\$30,000.00) payable on Demand to the order of Bearer (hereinafter referred to as "Trust Deed Note No.2"), and the provisions of which Trust Deed Note No.2 are incorporated herein by reference, with interest thereon from date as follows:

Interest on the principal balance remaining from time to time unpaid shall be payable at a rate which shall be increased or decreased as of the day following any change in the minimum commercial lending rate charged by the PETERSON BANK to substantial customers on 90 day unsecured loans (the "Prime Rate"), such interest rate until maturity to be equal to said Prime Rate plus one percent (1%) per annum (provided, however, that said interest rate in no event shall be less than ten percent (10%) per annum nor more than twelve percent (12%) per annum), and after maturity at the rate of twelve percent (12%) per annum,

such principal and interest to be payable according to the terms hereof and of said Trust Deed Note No.2; and

WHEREAS, it is now desired to modify, supplement and amend the Original Trust Deed and Trust Deed Note No.1 identified above so as to change the interest rate, and to otherwise consolidate the indebtedness under the Original Trust Deed so that it shall secure also, equally and proportionately, not only the indebtedness evidenced by Trust Deed Note No.1, but as well the payment of the additional indebtedness evidenced by said Trust Deed Note No.2.

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NOW, THEREFORE, in consideration of the 582725 .
premises and other good and valuable consideration,
the receipt whereof is hereby acknowledged, it is
hereby mutually COVENANTED AND AGREED as follows:

1. Said Original Trust Deed is hereby amended to secure equally and proportionately not only the payment of the indebtedness evidenced by Trust Deed Note No.1, but as well the payment of the indebtedness evidenced by Trust Deed Note No.2, and to modify and amend the interest rate of Trust Deed Note No.1 as set forth in the following paragraph.

2. Interest on Trust Deed Note No.1, dated June 10, 1974 in the original principal sum of EIGHTY THOUSAND and 00/100ths DOLLARS (\$80,000.00) and upon which there is now outstanding the principal sum of THIRTY THOUSAND and 00/100ths DOLLARS (\$30,000.00), shall from this date forward carry an interest thereon until maturity at the following rate: Interest on the principal balance remaining from time to time unpaid shall be payable at a rate which shall be increased or decreased as of the day following any change in the minimum commercial lending rate charged by the PETERSON BANK to substantial customers on 90 day unsecured loans (the "Prime Rate"), such interest rate until maturity to be equal to said Prime Rate plus one percent (1%) per annum (provided, however, that said interest rate in no event shall be less than ten percent (10%) per annum nor more than twelve percent (12%) per annum) and after maturity at the rate of twelve percent (12%) per annum, payable quarterly as set forth in the note on the 1st day of April, 1976 and thereafter on the 1st day of each succeeding July, October, January

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and April while the principal sum or any portion thereof is unpaid, and all of said principal and interest being made payable at such banking house or trust company in Chicago, Illinois as the holders of the notes may, from time to time, in writing, appoint, and in the absence of such appointment, then at the office of Peterson Bank, 3232 West Peterson Avenue in said City;

3. That this Trust Deed Supplement is expressly made supplemental to and as part of the Original Trust Deed so that the Original Trust Deed, as supplemented hereby, shall now secure upon the same terms, covenants, conditions and warranties therein, equally and proportionately, the payment of the indebtedness evidenced by Trust Deed Note No.1 and Trust Deed Note No.2 in accordance with each of their terms and without preference, priority or distinction as to lien or otherwise as to either of said Notes over the other by reason of the priority in execution thereof, and it is expressly agreed that default in making payment of either one or both of the Trust Deed Notes secured by the Trust Deed as supplemented hereby shall be deemed to be a default under all Trust Deed Notes secured by the Trust Deed as supplemented hereby.

4. That whenever in any of the terms, covenants, conditions and warranties of said Original Trust Deed reference is made to "Principal Promissory Notes" or "Notes" such references are hereby deemed to be and shall hereafter be applicable, equally and proportionately, to both of the Trust Deed Notes hereinabove identified;

5. That except as hereinabove expressly modified, all of the terms, covenants, conditions and warranties of Trust Deed Note No.1, Trust Deed Note No.2 and the said Original Trust Deed shall continue to remain in full force

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and effect and Mortgagors do hereby covenant and agree to pay the principal sum outstanding of THIRTY THOUSAND and 00/100ths (\$30,000.00) DOLLARS with interest thereon as evidenced by the said Trust Deed Note No.1 as modified as to interest, and the additional sum of THIRTY THOUSAND and 00/100ths (\$30,000.00) DOLLARS with interest thereon as evidenced by Trust Deed Note No.2, (an aggregate principal sum now outstanding of SIXTY THOUSAND and 00/100ths (\$60,000.00) DOLLARS with interest thereon), both Notes being secured by the Original Trust Deed as supplemented hereby;

6. That whenever the terms, covenants, conditions and warranties contained in the Original Trust Deed and Trust Deed Notes No.1 or No.2 in any way conflict with the terms, covenants, conditions and warranties contained herein, the latter shall prevail;

7. The Mortgagors represent and agree that the proceeds of the loan secured by the Original Trust Deed as supplemented by this Trust Deed Supplement shall be used for purposes specified in Paragraph 4(c) of Chapter 74 of the Illinois Revised Statutes (as same exist on the date hereof), and that the principal obligation thereof constitutes a business loan which comes within the purview of said paragraph;

8. The covenants herein contained shall also bind, and the benefits thereof shall also inure to the respective heirs, executors, administrators, successors and assigns of the parties hereto.

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IN WITNESS WHEREOF, the parties have executed
this Trust Deed Supplement in Chicago, Illinois, the
day and year first above written.

John S. Groh
JOHN S. GROH

Arlis J. Groh
ARLIS J. GROH
Mortgagors

CHICAGO TITLE AND TRUST COMPANY,
As Trustee

By: *Joseph F. Mastroy*
JOSEPH F. MASTROY
(Title)

APPROVED:
THE PETERSON BANK

By: *Marcel B. Walker*
MARCEL B. WALKER
Vice President
(Title)



ATTEST:
Elizabeth Ann Kubit
Assistant Notary
(Title)

COOK COUNTY
FILED

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Identification No. 582725
CHICAGO TITLE AND TRUST COMPANY, Trustee
Joseph F. Mastroy
Assistant Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, DINA LAZARIDU, a Notary Public
in and for and residing in said County, in the State aforesaid,
DO HEREBY CERTIFY THAT JOHN S. GROH and ARLIS J. GROH
who are 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 that they
signed, sealed and delivered the said Instrument as their
free and voluntary act, for the uses and purposes therein
set forth, including the release and waiver of the right
of homestead.

GIVEN under my hand and Notarial Seal this 12th
day of January, 1976.

Dina Lazaridu
Notary Public



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Ernesto Espinoza, a Notary Public in
and for said County in the State aforesaid, DO HEREBY CERTIFY
that JOSEPH E. NOVOTNY, ASST. VICE PRESIDENT of
CHICAGO TITLE AND TRUST COMPANY and ROSEANN SPIEZIO,
ASST. SECRETARY of said corporation, who are personally
known to me to be the same persons whose names are subscribed
to the foregoing instrument as such ASST. VICE PRESIDENT and
ASST. SECRETARY, respectively, appeared before me this
day in person and acknowledged that they signed and delivered
the said instrument as their own free and voluntary act and as the
free and voluntary act of said corporation, for the uses and

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purposes therein set forth; and the said ASST. VICE PRESIDENT
then and there acknowledged that, as custodian of the
corporate seal of said corporation, he did affix said
corporate seal to 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 13
day of January, 1976.

Rosemary
Notary Public



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, DINA LAZARIDU, a Notary Public in
and for said County of the State aforesaid, DO HEREBY CERTIFY
that MICHAEL B. NADLER, VICE PRESIDENT of
THE PETERSON BANK and ELIZABETH A. KURIC, ASSISTANT CASHIER
of said corporation, who are personally known to me to be the
same persons whose names are subscribed to the foregoing
instrument as such VICE PRESIDENT and
Asst's Cashier, respectively, appeared before me this
day in person and acknowledged that they signed and delivered
the 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, and the said VICE PRESIDENT
then and there acknowledged that, as custodian of the
corporate seal of said corporation, he did affix said
corporate seal to 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 13
day of January, 1976.

Dina Lazaridu
Notary Public



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END OF RECORDED DOCUMENT