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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1986 DEC 30 PM 3:03

86626308

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY**, that David Rittenberg, President of Diversified Capital Group, Inc., an Illinois corporation, and Richard Lettvin, Secretary of said Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and 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 acts, and as the free and voluntary acts of said corporation, for the uses and purposes therein set forth; and the Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said corporation 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 29th day of December, 1986.



Notary Public

My commission expires:

10-3-89

COOK COUNTY CLERK'S OFFICE

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COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS
COUNTY OF COOK

IN SENATE, January 11, 1921.
REPORT
OF THE
COMMISSIONERS OF THE
STATE OF ILLINOIS,
FOR THE YEAR
1920.

Property of Cook County Clerk's Office

BY _____

1921

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RIDER

EXHIBIT "A"

THE EAST 20 FEET OF LOT 7 AND ALL OF LOT 8 IN COUNTY CLERKS
DIVISION OF LOTS 8,9, AND 24 AND ACCRETIONS THERETO IN
C.V. GORDON'S ADDITION TO CHICAGO, A SUBDIVISION OF LOTS 5,6,23
AND 24 AND THAT PART OF VACATED STREET LYING BETWEEN SAID LOTS IN
THE SCHOOL TRUSTEES SUBDIVISION OF FRACTIONAL SECTION 16,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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RECEIVED

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
CHICAGO, ILLINOIS
OFFICE OF THE COMPTROLLER
GENERAL

Property of Cook County Clerk's Office

\$49.00

MORTGAGE, ASSIGNMENT OF LEASES
AND RENTS, SECURITY AGREEMENT and FINANCING STATEMENT

THIS MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT and FINANCING STATEMENT (herein sometimes called "Mortgage") is made as of December 30, 1986, by and between: THE C.P. HALL COMPANY (herein together with its successors and assigns, called the "Mortgagor"), a corporation duly organized and validly existing under the laws of the State of Ohio and having its office at 7300 South Central Avenue, Bedford Park, Illinois; and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association having its office at 33 North LaSalle Street, Chicago, Illinois 60602 (herein, together with its successors and assigns, called the "Mortgagee").

R E C I T A L S:

A. Loan and Security Agreement and Loan Amount. The Mortgagor is the owner of the land described on Exhibit A attached hereto (the "Land"). The Mortgagor, the Mortgagee, and certain other parties have entered into a Loan and Security Agreement (herein, as it may from time to time be amended, supplemented or modified, referred to as the "Loan and Security Agreement") bearing even date herewith providing, inter alia, for the Mortgagor's performance of certain covenants, satisfaction of certain conditions and making of certain representations and warranties, and further providing for certain loans and advances to be made by the Mortgagee to or for the benefit of the Mortgagor pursuant to the terms and conditions set out therein, in amounts not to exceed in the aggregate SEVENTEEN MILLION EIGHT HUNDRED THIRTY-TWO THOUSAND AND NO/100 DOLLARS (\$17,832,000.00) (herein, such amount is called the "Loan Amount"). Any term capitalized but not specifically defined in this Mortgage, which is capitalized and defined in the Loan and Security Agreement, shall have the same meaning for purposes of this Mortgage as it has for purposes of the Loan and Security Agreement.

B. Notes, Principal and Interest. Pursuant to the Loan and Security Agreement, the Mortgagor has executed and delivered to the Mortgagee a promissory note dated the date hereof, payable to the order of the Mortgagee at Chicago, Illinois, and due and payable in full if not sooner paid on December 31, 1991, subject to acceleration as provided in such promissory note or in the Loan and Security Agreement, in the principal amount of NINE MILLION AND NO/100 DOLLARS (\$9,000,000.00) and the Mortgagor has executed and delivered to the Mortgagee a promissory note dated the date hereof,

A 954548 Sales

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2022-11-14

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