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COOK COUNTY, ILLINOIS
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AMENDMENT TO SUBORDINATE MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

\$16.00

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THIS AMENDMENT TO SUBORDINATE MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT (the "Amendment") is entered into this 30 day of October, 1987, by and between CALUMET BUSINESS CENTER, an Illinois limited partnership ("Mortgagor") and BT PRIVATE CLIENTS CORP., a Delaware corporation ("Lender").

RECITALS

WHEREAS, River Terminal Corporation, a Delaware corporation and Bankers Trust Company entered into a certain Loan Agreement dated June 19, 1985 (the "Loan Agreement") wherein Bankers Trust Company agreed to make and has made, and River Terminal Corporation agreed to accept and has accepted, a loan (the "Loan") in the maximum amount of ONE MILLION FOUR HUNDRED THOUSAND DOLLARS (\$1,400,000.00), evidenced by a Promissory Note made by River Terminal Corporation, dated July 10, 1985, in the maximum amount of the loan (the "Note");

WHEREAS, Bankers Trust Company executed an Assignment, dated November 5, 1986 (the "Assignment") wherein Bankers Trust Company assigned, transferred and set over unto Lender and Lender accepted the assignment and transfer of all of Bankers Trust Company's right, title and interest in and to the Loan Agreement, the Note and all other Loan Documents as defined in the Loan Agreement;

WHEREAS, the Note is secured by a Subordinate Mortgage, Assignment of Rents and Security Agreement dated November 7, 1986 (the "Mortgage"), executed by Lender and Mortgagor, on all of Mortgagor's right, title and interest in and to certain property described therein (the "Real Property"); and

WHEREAS, Lender and Mortgagor desire to amend the Mortgage to cover additional real property.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender and Mortgagor agree as follows:

and recorded November 10, 1986
as Document No. 86528806

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Return to box 307
attn: *[Signature]* (DPD)

[Signature]

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1. Mortgagor hereby conveys and mortgages to Lender the real property (the "Additional Real Property") legally described on Exhibit A attached hereto and made a part hereof on the terms set forth in the Mortgage. The Mortgage is hereby amended to include the Additional Real Property as a part of the Real Property encumbered thereby.

2. Except as specifically amended hereby, the Mortgage remains unmodified and in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the date first above written.

MORTGAGOR:

CALUMET BUSINESS CENTER, an Illinois Limited Partnership

ATTEST:

By: [Signature] secretary By: [Signature] general partner

LENDER:

BT PRIVATE CLIENTS CORP., a Delaware Corporation

ATTEST:

By: [Signature] Secretary By: [Signature] President

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This Instrument Prepared by:

David P. DeYoe
McDermott, Will & Emery
111 West Monroe Street
Chicago, Illinois 60603
(312) 372-2000

Permanent Index Nos.
25-11-211-020
25-11-211-019

Property Address:
95th & Dorchester, Chicago, IL 60628

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STATE OF New York)
COUNTY OF New York) ss.

I, SUSAN SCOTTI WEIR, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL D. KUBACHA, personally known to me to be a General partner of CALUMET BUSINESS CENTER, an Illinois Limited Partnership and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such General partner he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of October, 1987.

Susan Scotti Weir
Notary Public

My Commission Expires:

12-31-89

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STATE OF New York)
COUNTY OF Queens) SS.

I, Johanna Reichert, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Robert B. Roth, a President of BT PRIVATE CLIENTS CORP., a Delaware corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President appeared before me this day in person and acknowledged that he signed and delivered 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 10th day of November, 1957.

Johanna Reichert
Notary Public

My Commission Expires:

March 30, 1958
JOHANNA REICHERT
Notary Public, State of New York
No. 41-4703752
Qualified in Queens County
Certificate Filed in New York County
Commission Expires March 30, 1958

Queens County Clerk's Office

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EXHIBIT A

Legal Description

Parcel 1:

The Leasehold Estate created by the instrument herein referred to as the Lease executed by Beverly Bank, a corporation of Illinois, as trustee under Trust Agreement dated March 28, 1982 and known as Trust #8-7063, as Landlord, and Calumet Business Center, an Illinois limited partnership, as Tenant, dated as of June 20, 1984, a memorandum of which Lease was recorded June 21, 1984 as Document #27140329, which Lease demises the following described land for a term of years commencing June 20, 1984 and ending June 19, 2009, to wit:

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A

A PARCEL OF LAND IN THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 1546 FEET THEREOF, EAST OF THE PULLMAN RAILROAD, NORTH OF A LINE DRAWN PARALLEL WITH AND 810 FEET SOUTH OF THE NORTH LINE OF SAID NORTH EAST QUARTER AND SOUTH OF A LINE DRAWN PARALLEL WITH AND 192.50 FEET SOUTH OF THE SAID NORTH LINE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE DRAWN PARALLEL WITH AND 192.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTH EAST 1/4 AND A LINE DRAWN PARALLEL WITH AND 1546 FEET WEST OF THE EAST LINE OF SAID NORTH EAST 1/4; THENCE SOUTH ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 617.50 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 810 FEET SOUTH OF SAID NORTH LINE OF THE NORTH EAST 1/4; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 317.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE PULLMAN RAILROAD, AS PER PLAT, DATED JUNE 1, 1908 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN PLAT BOOK 146, PAGE 11 AS DOCUMENT 5903329; THENCE NORTH ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 368.24 FEET TO THE POINT OF CURVE IN SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTHEASTERLY ALONG SAID CURVED EASTERLY RIGHT OF WAY LINE, CONVEXED NORTHWESTERLY, HAVING A RADIUS OF 653 FEET, A DISTANCE OF 255.53 FEET (ARC) TO ITS INTERSECTION WITH THE FIRST MENTIONED LINE DRAWN PARALLEL WITH AND 192.50 FEET SOUTH OF THE NORTH LINE OF THE AFORESAID NORTH EAST 1/4; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 265.46 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PIN: 25-11-211-020

TOGETHER WITH:

B

A PARCEL OF LAND IN THE NORTH EAST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE EAST 1546 FEET THEREOF, EAST OF THE PULLMAN RAILROAD, NORTH OF A LINE DRAWN PARALLEL WITH AND 192.50 FEET SOUTH OF THE NORTH LINE OF THE SAID NORTH EAST QUARTER AND SOUTH OF THE NORTH 50 FEET OF SAID NORTH EAST 1/4 (SOUTH HALF OF EAST 95TH STREET), DESCRIBED AS FOLLOWS:

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BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF EAST 95TH STREET (BEING 50 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTH EAST QUARTER OF SECTION 11) AND THE EASTERLY RIGHT OF WAY LINE OF THE PULLMAN RAILROAD, AS PER PLAT, DATED JUNE 1, 1908 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN PLAT BOOK 145, PAGE 11 AS DOCUMENT 5803329; THENCE RUNNING EAST ALONG SAID SOUTH LINE OF EAST 95TH STREET, A DISTANCE OF 184.53 FEET TO A POINT 1546 FEET WEST OF THE EAST LINE OF SAID NORTH EAST 1/4; THENCE SOUTH PARALLEL WITH THE SAID EAST LINE OF THE NORTH EAST 1/4, A DISTANCE OF 142.50 FEET TO A POINT ON A LINE DRAWN PARALLEL WITH AND 192.50 FEET SOUTH OF SAID NORTH LINE OF THE NORTH EAST 1/4; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 265.46 FEET TO A POINT ON THE CURVED AFORESAID EASTERLY RIGHT OF WAY LINE OF THE PULLMAN RAILROAD; THENCE NORTHEASTERLY ALONG SAID CURVED RIGHT OF WAY LINE, CONVEXED NORTHWESTERLY, HAVING A RADIUS OF 653 FEET, A DISTANCE OF 163.94 FEET (ARC) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PIN: 25-11-211-019

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