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SECOND MODIFICATION AGREEMENT

This Modification of Installment Note, Trust Deed, Assignment of Rents and Guaranty of Note and Trust Deed (hereinafter referred to as the "Modification Agreement") made this 1ST day of DECEMBER, 1986, by THE MIDWEST BANK AND TRUST COMPANY, not personally but as Trustee under Trust Agreement dated FEBRUARY 26, 1976, and known as Trust Number 76-02-1679 (hereinafter referred to as "First Party") and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation (hereinafter referred to as "Trustee"), and USAMERIBANC/WOODFIELD, FORMERLY KNOWN AS WOODFIELD BANK (hereinafter referred to as "Note Holder"), and TERCO, INC. and DENNIS AHRENS personally, (hereinafter referred to as "Guarantors").

WITNESSETH:

Whereas, First party has executed and delivered to Trustee that certain Installment Note dated OCTOBER 4, 1976, in the amount of TWO HUNDRED EIGHTY THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$280,500.00) ("Note"), which Note is secured by a Trust Deed ("Trust Deed") of even date therewith, recorded on OCTOBER 19, 1976, in the Recorder's Office of COOK County, Illinois, as Document Number 23678364 and Assignment of Rents of even date therewith, recorded on OCTOBER 21, 1976, in the Recorder's Office of COOK County, Illinois, as Document Number 23680943, both relating to the premises therein described as follows, to wit:

LOT 47 IN BLOCK 2 IN CENTEX SCHAUMBURG INDUSTRIAL PARK UNIT 95 BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK COUNTY, ILLINOIS
FILED FOR RECORD

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✓Permanent Tax ID No. 07-33-201-095-0000 |←

✓Address: 492-496 Lunt Ave., Schaumburg, Il.

Whereas, the above referenced Note has been guaranteed by Guarantors under written Guaranty dated OCTOBER 4, 1976; and

Whereas, First Party, Trustee, Note Holder, and Guarantors have agreed to enter into this Modification Agreement.

Now, therefore, in consideration of the mutual covenants and conditions herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties hereto, First Party, Trustee, Note Holder, and Guarantors agree that the Note, Trust Deed, and Assignment of Rents shall be and are hereby modified as follows:

1. It is hereby acknowledged that as of the date hereof the present principal balance due under the Note heretofore referred to is TWO HUNDRED TWENTY THOUSAND EIGHT HUNDRED THIRTY-TWO AND 54/100 DOLLARS (\$220,832.54).

2. The maturity date of DECEMBER 1, 1981, as reflected in the Note and Trust Deed and extended by Modification Agreement dated December 1, 1981, is hereby changed to DECEMBER 10, 1991.

PREPARED BY AND MAIL TO:

Ruby D. Feeley, Loan Officer
USAMERIBANC/WOODFIELD
Higgins & Meacham Roads
Schaumburg, IL 60196

BOX 333-Ca

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3. That commencing JANUARY 10, 1987, and on the same day of each month thereafter, First Party shall pay monthly installments of ONE THOUSAND FOUR HUNDRED SIXTY AND 00/100 DOLLARS (\$1,460.00) principal plus interest in arrears on the principal balance from time to time outstanding calculated at the rate set forth in Paragraph Four (4) of this Modification Agreement.

4. That commencing DECEMBER 1, 1986, the annual interest rate to be charged shall be the announced prime rate of USAMERIBANC/WOODFIELD from time to time in effect plus ZERO (0%) percent, changing as and when USAMERIBANC/WOODFIELD'S prime rate changes. Interest on the unpaid balance thereof shall be computed from the date hereof on a 360-day year basis, for the actual number of days elapsed. Interest shall accrue after maturity (whether by acceleration or otherwise) at TWO (2%) percent per annum above the indicated rate until the principal balance is fully paid. The use of the term prime rate herein is not intended nor does it imply that said rate of interest is a preferred rate of interest or one which is offered by USAMERIBANC /WOODFIELD to its most creditworthy customers.

5. The beneficiary of the First Party and the Guarantors hereby agree to submit financial statements on an annual basis.

6. The Note is not assumable and is immediately due and payable in full upon transfer of title or any interest in the real estate given as security for the Note referenced above, or transfer or assignment of the beneficial interest of the Land Trust executing this Modification Agreement. In addition, if the subject property is sold under Articles of Agreement for Deed by the present title holder or the beneficiary, all sums due and owing hereunder shall become immediately due and payable.

7. The First Party and the Beneficiary hereby covenant and agree that they will not at any time insist upon or plead, or in any manner whatsoever claim or take advantage of, any stay, exemption or extension law or any so-called "Moratorium Law" now or at any time hereafter in force, nor claim, take or insist upon any benefit or advantage of or from any law now or hereafter in force providing for the valuation or appraisal of the Premises, or any part thereof, prior to any sale or sales thereof to be made pursuant to any provisions herein contained, or to decree judgment or order of any Court of competent jurisdiction; or after such sale or sales claim or exercise any rights under any statute now or hereafter in force to redeem the property so sold, or any part thereof, or relating to the marshalling thereof, upon foreclosure sale or other enforcement hereof. The First Party and Beneficiary thereunder hereby expressly waive any and all rights of redemption from sale under any order or decree of foreclosure of the Trust Deed on their own behalf of each and every person, excepting only decree or judgment creditors of the First Party acquiring any interest or title to the Premises subsequent to the date hereof, it being the intent hereof that any and all such rights of redemption of the First Party and of all other persons, are and shall be deemed to be hereby waived to the full extent permitted by the provisions of Chapter 110, Sections 12-124 and 125 of the Illinois Statutes. The First Party and Beneficiary thereunder will not involve or utilize any such law or laws or otherwise hinder, delay or impede the execution of any right, power or remedy herein or otherwise granted or delegated to the Trustee under the Trust Deed, but will suffer and permit the execution of every such right, power and remedy as though no such law or laws have been made or enacted.

8. Any provisions of the Note, Trust Deed or this Modification Agreement which is unenforceable in the state in which the Trust Deed and this Modification Agreement are recorded or registered or is invalid or contrary to the law of such state or the inclusion of which would affect the validity, legality or enforcement of the Note, Trust Deed and this Modification Agreement, shall be of no effect, and in such case all the remaining terms and provisions of the Note, Trust Deed and this Modification Agreement shall subsist and be fully effective according to the tenor of the Note, Trust Deed and this Modification Agreement, the same as though no such invalid portion had ever been included therein.

9. Except for the modifications stated hereinabove, the Note, Trust Deed, Assignment of Rents, and Guaranty are not otherwise changed, modified or amended.

This Modification Agreement is executed by First Party, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and the undersigned hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on First Party personally to perform any covenant either expressed or implied herein contained, or such liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder.

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IN WITNESS WHEREOF, the undersigned have caused this instrument to be signed and sealed as of the day and year first above written.

The Midwest Bank and Trust Company,
not personally but as Trustee

ATTEST:

By: [Signature]
Its: Asst. Cashier

By: Angela McClain
Its: Asst. Trust Officer

ATTEST:

CHICAGO TITLE AND TRUST COMPANY

By: [Signature]
Its: ASST. SECRETARY

By: Joseph J. [Signature]
Its: ASST. VICE PRESIDENT

ATTEST:

USAMERIBANC/WOODFIELD, formerly known as
WOODFIELD BANK

By: [Signature]
Its: NP

By: Ruby D. Feeley
Its: RUBY D. FEELEY
LOAN OFFICER

The foregoing Modification Agreement has been executed with the knowledge and consent of the undersigned guarantors who hereby consent to the same and agree that their obligations shall continue in force unchanged hereby.

GUARANTORS:
Terco, Inc.

By: [Signature]
Dennis Ahrens, President
[Signature]
Dennis Ahrens, personally

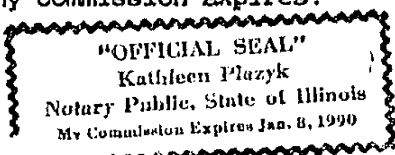
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STATE OF ILLINOIS, Cook County ss:

I, Kathleen Plazyk, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Angela McClain of Midwest Bank & Trust Company and Chester Szyska of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Trust Officer and Asst. 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 Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said [Signature] then and there acknowledged that [Signature], as custodian of the Seal of said Bank, did affix the seal to said instrument as [Signature] free and voluntary act and as the free and voluntary act of said Bank as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 18th day of December, 1986.

My Commission Expires:



[Signature]
Notary Public

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STATE OF ILLINOIS, Cook County ss: 0 4 3 5 5 5

I, Karen Naughton, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOSEPH NOVOTNY, personally known to me to be the ASST VICE PRESIDENT of CHICAGO TITLE TRUST CO, a corporation, and DIANE HERMS, personally known to me to be the ASST SECRETARY of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such ASST VICE PRESIDENT and ASST SECRETARY they signed and delivered the said instrument as ASST VICE PRESIDENT and ASST SECRETARY of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of _____, of said corporation, as their 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 official seal, this 9 day of January, 1987.

My Commission Expires: 10/30/90.

Karen Naughton
Notary Public



STATE OF ILLINOIS, DuPage County ss:

I, Giovanna LeDonne, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ruby D. Feeley, personally known to me to be the Loan Officer of USAmerican/Woodfield, a Bank, and John A. Kierca, personally known to me to be the Assistant Vice President of said Bank, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Loan Officer and Assistant Vice President they signed and delivered the said instrument as Loan Officer and Assistant Vice President of said Bank and caused the Corporate Seal of said Bank to be affixed thereto, pursuant to authority given by the Board of Directors, of said Bank, as their free and voluntary act and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16th day of December, 1986.

My Commission Expires: 9/6/88

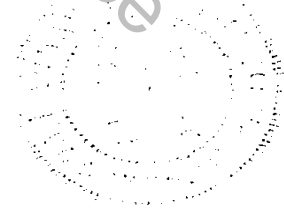
Giovanna LeDonne
Notary Public

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DATE 01/13/03 BY 60322 JAL/STP



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STATE OF ILLINOIS, DePage County ss:

I, Giovanna LeDonne, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dennis Ahrens, personally known to me to be the President of Tesco Inc., a corporation, and _____, personally known to me to be the _____ of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and _____ they signed and delivered the said instrument as President and _____ of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors, of said corporation, as their 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 official seal this 16th day of December, 1986.

My Commission Expires: 9/6/88

Giovanna LeDonne
Notary Public

STATE OF ILLINOIS, DePage County ss:

I, Giovanna LeDonne, a Notary Public in and for said county and state, DO HEREBY CERTIFY that Dennis Ahrens, whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 16th day of December, 1986.

My Commission Expires: 9/6/88

Giovanna LeDonne
Notary Public

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