

UNOFFICIAL COPY

2320 Thornton Road
Lansing, Illinois 60438

CONCORDIA FEDERAL BANK FOR SAVINGS
My Commission Expires 3/7/90

Notary Public

day of February, 1987, by RALPH E. HARWOOD,
President of NORTHERN ILLINOIS CONSTRUCTION COMPANY, an
Illinois corporation, on behalf of the corporation.

The foregoing instrument was acknowledged before me
TOWNE NORTH LIMITED PARTNERSHIP
COUNTY OF COOK (STATE OF ILLINOIS)
PERSONS HAVING A KNOWLEDGE OF THE FACTS RECORDED IN THIS INSTRUMENT AND BY ALL

By _____
General Partner
Northern Illinois Construction Company, Inc.
its President

TOWNE NORTH LIMITED PARTNERSHIP
IN WITNESS WHEREOF, Towne North Limited Partnership
an Illinois limited partnership, has caused these presents to be signed its name, and
its General Partner, the day and year first above written.

solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby
created, in the manner herein and in said note provided or by action to enforce the personal liability of the
guarantor, if any, of the note. RIDER OF ONE PAGE HERETO ATTACHED.
personally are concerned, the Mortgagee hereunder shall look
herunder, and that so far as the Mortgagee and its successors and said
generally partners
being expressly waived by Mortgagee and by every person now or hereafter claiming any right or security
herunder, or to perform any covenant either express or implied herein contained, all such liability, if any,
personally to pay the said note or any interest that may accrue thereon, or any indebtedness accruing

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Loan No. 10100134

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RIDER OF ONE PAGE
ATTACHED TO MORTGAGE DATED February 13, 1987
MADE BY TOWNE NORTH LIMITED PARTNERSHIP,
AN ILLINOIS LIMITED PARTNERSHIP, TO
CONCORDIA FEDERAL BANK FOR SAVINGS

The following paragraph is substituted for paragraph 3,
deleted on the face of the Mortgage to which this Rider is
attached:

"3. In the event the Mortgagor shall fail to pay any amount of interest when due in accordance with the terms of the Note ("monetary default"), or shall fail to perform any other covenant or agreement to be performed by the Mortgagor, as provided in this Mortgage ("non-monetary default"), then Mortgagee may at its option declare the entire indebtedness secured by this Mortgage to be immediately due and payable ("Acceleration"). After the occurrence of such default, but prior to Acceleration, Mortgagee shall give notice to Mortgagor which shall specify: (a) the default; (b) the action required to cure it; and (c) a period not less than five days in duration in the case of a monetary default or 30 days in duration in the case of a non-monetary default, commencing upon the date the notice is given to the Mortgagor, by which the default must be cured (the "cure period"); and (d) shall state that failure to cure the default to the satisfaction of Mortgagee within the cure period may result in Acceleration of maturity of the mortgage indebtedness. Such notice shall be deemed sufficiently given if mailed by United States Registered or Certified Mail, postage prepaid, Return Receipt Requested, addressed to Mortgagor at the address set forth below and, if so mailed, shall be deemed to have been given to the Mortgagor on the date of delivery shown by the return receipt. If the default specified in such notice is not cured to the satisfaction of the Mortgagee within the cure period, then at any time after the termination of such period, and so long as such default remains uncured, Mortgagee may, at its option, declare the indebtedness secured by this Mortgage to be immediately due and payable and may proceed to foreclose the lien hereof, all without further notice or demand. Notification as aforesaid is not required prior to Acceleration under the provisions of paragraphs 10 or 11 hereof. Mortgagor's address for the service of notice under the provisions of this paragraph is

Northern Illinois Construction Co.
611 Landwehr Rd.
Northbrook, IL 60062

If notice as aforesaid is attempted to be served by mailing and is returned undelivered, then it shall be deemed sufficiently given when served upon the corporate General Partner signatory hereto on behalf of Mortgagor in any manner permitted by law for service of process upon private corporations."

TOWNE NORTH LIMITED PARTNERSHIP,
Mortgagor

By: NORTHERN ILLINOIS CONSTRUCTION COMPANY,
an Illinois corporation,
General Partner

By: 
Its President

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