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BPS 882130/3247U

MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF RENTS AND LESSOR'S INTEREST IN LEASES

THIS MODIFICATION is dated as of the 1st day of March, 1988, by and between REMKE INDUSTRIES, INC. ("Borrower") and THE FIDELITY MUTUAL LIFE INSURANCE COMPANY ("Lender").

WITNESSETH:

\$17.00

WHEREAS, Borrower executed and delivered to Lender a certain Principal Note dated December 23, 1987, in the principal amount of SEVEN HUNDRED FIFTY THOUSAND AND NO/100 (\$750,000.00) DOLLARS (the "Note"); and

WHEREAS, Borrower and Lender did, by Modification of Principal Note dated of even date herewith (the "Modification of Principal Note"), modify and amend the Note by decreasing the monthly amortization payments as set forth therein; and

WHEREAS, as security for the Note, Borrower did execute and deliver to Lender a Mortgage and Security Agreement (the "Mortgage") dated December 23, 1987, which Mortgage was recorded on December 23, 1987 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 87672985, on certain real estate as described on Exhibit "A" attached hereto and by this reference incorporated herein; and

WHEREAS, to further secure the payment of the Note, Borrower did execute and deliver to Lender an Assignment of Rents and Lessor's Interest in Leases (the "Assignment of Rents") dated

THIS DOCUMENT PREPARED BY:
and mail to:

Benjamin D. Steiner
Katz Randall & Weinberg
200 North LaSalle Street
Suite 2300
Chicago, Illinois 60601

KRW File No. 1836.65

PROPERTY ADDRESS:

310 Chaddick Drive
Wheeling, Illinois

P.I.N.:

03-11-400-001

7090595D1

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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December 23, 1987, which Assignment of Rents was recorded on December 23, 1987 with the Recorder of Deeds, Cook County, Illinois as Document No. 87672986; and

WHEREAS, Borrower and Lender desire to modify the Mortgage and the Assignment of Rents to refer to the Note as amended by the Modification of Principal Note.

NOW, THEREFORE, in consideration of the covenants, promises and conditions herein contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The foregoing recitals are hereby incorporated into this Modification as if fully set forth in this Paragraph 1.

2. The Mortgage and Assignment of Rents shall be deemed to secure the Note as modified by Modification of Principal Note wherein the monthly amortization payments are decreased from EIGHT THOUSAND SIX HUNDRED SIX AND 25/100 (\$8,606.25) DOLLARS to EIGHT THOUSAND TWO HUNDRED NINETY AND 49/100 (\$8,290.49) DOLLARS.

3. This agreement shall be governed and construed under the laws of the State of Illinois.

4. Except as modified herein, the terms, conditions and covenants of the Mortgage and the Assignment of Rents shall remain unchanged and otherwise in full force and effect. In the event of any inconsistencies between this Modification and the Mortgage and the Assignment of Rents, the terms herein shall control.

IN WITNESS WHEREOF, the parties hereto have executed this Modification of Mortgage and Security Agreement and Assignment of

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Rents and Lessor's Interest in Leases as of the day and year first above written.

BORROWER

REMKE INDUSTRIES, INC.

ATTEST:

Wendy Freyer
Its: attorney

By: Thomas L. O'Hara
Its: President

LENDER

THE FIDELITY MUTUAL LIFE INSURANCE COMPANY

ATTEST:

Ed Henderson
Its: Financial Secretary

By: [Signature]
Its: Vice President

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, Jean M. Bruvenerano, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas L. O'Hara as President of REMKE INDUSTRIES, INC., and Wendy Freyer, as attorney 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 President and attorney Secretary of said Corporation, 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 said Secretary did then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix 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 15th day of March, 1988.

Jean M. Bruvenerano
Notary Public

"OFFICIAL SEAL"
JEAN M. BRUVERANO
Notary Public
State of Illinois, County of Cook
My Commission Expires 3/30/90

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COOK COUNTY RECORDS
FILED

1988 MAY 25 AM 10:30

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STATE OF Pennsylvania
~~ILLINOIS~~)
)
COUNTY OF COOK
DELAWARE)

I, DONNA METRICARTI, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roy N. Kent, as VICE President of THE FIDELITY MUTUAL LIFE INSURANCE COMPANY, and E. S. MEADOWCROFT as Financial 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 VICE President and Financial Secretary of said Corporation, 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 use and purposes therein set forth; and said Financial Secretary did then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix 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 19th day of May, 1988.

Donna Metricarti
Notary Public

DONNA METRICARTI, Notary Public
Radnor Twp., Delaware Co.
My Commission Expires July 29, 1991

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LEGAL DESCRIPTION

Lot 33 and 34 in Palwaukee Business Center Unit Two, being a Subdivision in the South East 1/4 of Section 11, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

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EXHIBIT "A"