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SECOND AMENDMENT TO SPECIFIC AND GENERAL ASSIGNMENTS OF LEASES AND CASH COLLATERAL

As of July 1, 1988

The Chase Manhattan Bank
(National Association)
101 Park Avenue
New York, New York 10081

2200

Attention: Real Estate Finance

Re: That certain Specific Assignment of Lease and Cash Collateral dated as of January 31, 1984 and recorded with the Recorder of Deeds, Cook County, Illinois (the "Recorder") on February 2, 1984 as Instrument No. 76 954 665, and that certain General Assignment of Leases and Cash Collateral dated as of January 31, 1984 and recorded with the Recorder on February 2, 1984 as Instrument No. 26 954 664, each as amended by that certain Amendment to Specific and General Assignments of Leases and Cash Collateral dated May 30, 1986 and recorded with the Recorder on June 1, 1986 as Instrument No. 86223209 (said assignments, as amended, hereinafter, individually and collectively, the "Assignments"), each from Chicago Superior Associates, an Illinois limited partnership, and La Salle National Bank, as Trustee, as Assignor (hereinafter, jointly and severally, "Assignor") to you, as Assignee

Gentlemen:

Assignor has requested, and you have agreed subject to the conditions hereinafter set forth, to increase the "Loan" (as said quoted term is defined in the Assignments) to Assignor by an aggregate principal amount of up to \$25,787,940.80 (the "Supplemental Loan"). The Supplemental Loan will be evidenced by a Note (the "New Note") of even date herewith in the amount of \$25,787,940.80 from Assignor, as Maker, to you, as Payee, secured by, inter alia, a Building Loan Mortgage, Assignment of Leases and Security Agreement (the "New Mortgage") of even date herewith in said amount from Assignor to you intended to be recorded with the Recorder immediately prior to the recordation hereof and a guaranty of payment and performance (to the extent that the performance obligation is provided for therein) (the "New

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Guaranty") of even date herewith from O&Y (U.S.) Development Company, L.P. (the "Guarantor") to you, and advanced pursuant to that certain building loan agreement among Assignor and you dated as of January 31, 1984, as amended by letter agreements dated January 31, 1984 and dated June 21, 1985, by supplement to and modification of building loan agreement dated May 30, 1986 and by second supplement to and modification of building loan agreement of even date herewith, each among Assignor and you (said building loan agreement, as amended, hereinafter the "Loan Agreement").

In consideration of your making the Supplemental Loan to Assignor, and to induce you to consummate the transactions contemplated thereby, we hereby agree with you as follows:

1. The Assignments shall be, and are hereby, spread to secure, in addition to the obligations secured thereby, all of Assignor's respective obligations under the Supplemental Loan;

2. All references in the Assignments to "Loan", "Note" and "Mortgage", shall be deemed to include and refer to, respectively, the Supplemental Loan, the Note as modified by Second Note Modification Agreement of even date herewith between Assignor and you and the New Note (together with any revisions or extensions thereof or substitutions therefor) and the Mortgage as modified by Second Mortgage Modification Agreement of even date herewith between Assignor and you intended to be recorded with the Recorder immediately prior to the recordation hereof and the New Mortgage; all references in the Assignments to the "Guaranty" shall be deemed to refer to said instrument as modified by Guaranty Modification Agreement dated as of January 30, 1987 among O&Y (U.S.) Development Corp., the Guarantor and you and by Guaranty Modification Agreement of even date herewith between you and the Guarantor, and shall also be deemed to include the New Guaranty; and the "Loan Agreement" as therein defined shall hereinafter be deemed to refer to the Loan Agreement as herein defined.

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Except as modified hereby, the Assignments shall remain unmodified and in full force and effect.

Very truly yours,

CHICAGO-SUPERIOR ASSOCIATES, an Illinois limited partnership

By: O&Y (U.S.) Development Company, L.P., general partner

By: O&Y (U.S.) Development General Partner Corp., general partner

Attest:

[Handwritten signature]

By: *[Handwritten signature]*
Sr. Vice President

LASALLE NATIONAL BANK, as trustee and not personally nor individually

Attest:

[Handwritten signature]
By: *[Handwritten signature]*

Agreed to and accepted this 29th day of June, 1988.

THE CHASE MANHATTAN BANK, N.A.

By: *[Handwritten signature]*

FILED
COOK COUNTY, ILLINOIS
FILED FOR RECORD

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161 E. Superior
Chicago, IL

Prepared by and mail to:
George Weiss
Delroy Ballantine
101 Park Avenue
New York, New York 10178

BOOK 333

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STATE OF NEW YORK)

: ss.:

COUNTY OF NEW YORK)

I, Alisa Leventhal, a Notary Public in and for said County in the State aforesaid, do hereby certify that Dorothy Rodnite, of The Chase Manhattan Bank (National Association), a national banking association, organized and existing under the laws of the United States, of said bank, personally known to me to be the same person whose name is subscribed in the foregoing instrument as Vice President, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said bank.

Given under my hand and notarial seal, this 29th day of June, 1988.

Alisa Leventhal

Notary Public
ALISA L. STEFANI

NOTARY PUBLIC # 4873098

Qualified in Westchester County, NY

Commission Expires Oct. 6, 1993

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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