

3. Ratification. Except as specifically amended hereby, the Mortgage remains in full force and effect and the Beneficiary and the Mortgagee hereby ratify the Mortgage in all respects.

2.2. Every reference to the "Loan Agreement" in the Mortgage shall be deemed to be a reference to the Credit Agreement and every reference to "Notes" shall be deemed to refer to the Note delivered in connection with the Credit Agreement.

"Public Office Supplies, Inc., a Delaware corporation and the beneficiary of Mortgage ("Beneficiary") is indebted to Mortgagee in the principal sum of Sixteen Million Dollars (\$16,000,000) or so much thereof as may be disbursed and outstanding from time to time pursuant to that certain Credit Agreement between Mortgagee and Mortgagee dated as of June 9, 1989 (said credit agreement and all modifications, renewals or extensions thereof, the "Credit Agreement") plus interest in the amount as provided in and evidenced by the note dated as of June 9, 1989 (said note and all modifications, renewals or extensions thereof shall be referred to herein as the "Note") for said amount and payable in accordance with the terms thereof and (1) in the principal aggregate sum of \$ 866,700 outstanding pursuant to

2.1 The first paragraph of the WITNESS clause is amended and restated as follows:

2. Amendment. The Beneficiary and Mortgagee hereby agree to amend the Mortgage as hereinafter provided.

1. Preliminary Statement. Public Office Supplies, Inc. ("Public") is the Beneficiary under Trust No. 50422. The Beneficiary is indebted to Mortgagee in the principal amount of \$13,000,000 pursuant to that certain Revolving Credit and Term Loan Agreement dated as of August 5, 1986 ("Revolving and Term Loan Facility"). The Mortgagee serves to secure the indebtedness of the Beneficiary to Mortgagee arising under the Revolver and Term Loan Facility. Beneficiary and Mortgagee wish to enter into a new Revolving Credit Agreement dated as of June 9, 1989 (the "Credit Agreement") and wish to simultaneously terminate the Revolver and Term Loan Facility. It is the intent of the Beneficiary, Mortgagee and Mortgagee that the Mortgage secure the obligations of Beneficiary under the Credit Agreement and the Beneficiary and Mortgagee wish to amend the Mortgage to reflect this intent.

herein shall have the meanings attributed to them in the Mortgage. Chicago ("Mortgagee"). All capitalized terms used and not otherwise defined March 1, 1976 (Trust No. 50422) ("Mortgage") to The First National Bank of granted by LaSalle National Bank as Trustee under a Trust Agreement dated Assignment of Leases and Rentals dated as of August 5, 1986 ("Mortgage") This Amendment No. One, dated as of June 9, 1989 to that Mortgage and

Amendment No. One To Mortgage And Assignment Of Leases And Rentals

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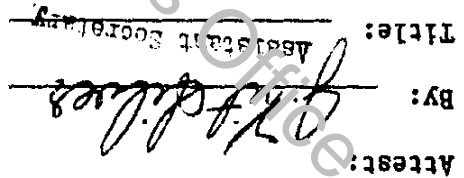
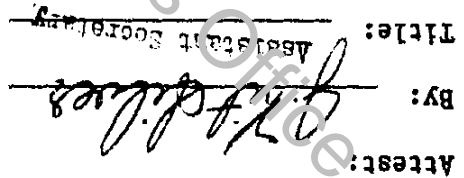
4. Counterparts: Effectiveness. This Amendment No. One may be executed in any number of counterparts all of which taken together shall constitute one fully executed agreement. This Amendment No. One shall become effective as of the date hereof when executed by all of the parties hereto.

LASALLE NATIONAL BANK
Not Personally But As Trustee Under
Trust No. 50422

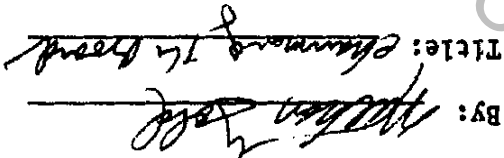
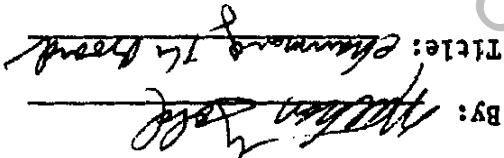
Title: Assistant Vice President

BY: 

DEPT-01
\$13.00
1#1111 TRAN 7627 08/08/29 14:54:00
#8807 # 9 * 09-365108
COOK COUNTY RECORDER

Attest: 
BY: 
Title: Assistant Secretary

PUBLIC OFFICE SUPPLIES, INC.
As Beneficiary

BY: 
Title: 

This instrument was prepared by John R. McCaskey, One First National Plaza, 11th Floor,
Chicago, IL 60670

Return To National Bank, 30 N. La Salle Street, Rm 2900, Chicago, IL 60600

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Parcel 1: P.I. #1704329007
Parcel 2: P.I. #1704229009
Parcel 3: P.I. #1704929002

Street Address: 700 West Chicago Avenue
Chicago, Illinois 6061

PARCEL 3:
LOTS 3, 4 AND 5 IN BLOCK 99 IN ELSTON ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM THE ABOVE DESCRIBED PREMISES TAKEN OR USED FOR WIDENING OF CHICAGO AVENUE) IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOTS 1 AND 2 IN BLOCK 99 OF ELSTON'S ADDITION TO CHICAGO IN COOK COUNTY, ILLINOIS, IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF LOT 2 WITH THE NORTHERLY LINE OF CHICAGO AVENUE, AS SAID AVENUE IS NOW LOCATED AND ESTABLISHED; THENCE WESTERLY ALONG THE NORTHERLY LINE OF CHICAGO AVENUE, AS SAID AVENUE IS NOW LOCATED AND ESTABLISHED; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 129 DEGREES, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, TO THE EASTERLY LINE OF HALSTED STREET, AS SAID STREET IS NOW LOCATED AND ESTABLISHED; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF HALSTED STREET 365 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO THE CITY OF CHICAGO BY DEED DATED JUNE 27, 1949; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL OF LAND SO CONVEYED BY DEED DATED JUNE 27, 1949, AND THE SAME EXTENDED EASTERLY A DISTANCE OF 57 FEET; THENCE SOUTHERLY PARALLEL TO SAID EASTERLY LINE OF HALSTED STREET TO A POINT DISTANT 90 FEET NORTHERLY MEASURED AT RIGHT ANGLES TO SAID CENTER LINE OF CHICAGO AVENUE; THENCE EASTERLY PARALLEL TO THE NORTHERLY LINE OF CHICAGO AVENUE, AS SAID AVENUE IS NOW LOCATED AND ESTABLISHED, A DISTANCE OF 168 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 2 A DISTANCE OF 50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF LOTS 1 AND 2 IN BLOCK 99 OF ELSTON'S ADDITION TO CHICAGO IN COOK COUNTY, ILLINOIS, SITUATED IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO WIT: BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 2 TO A POINT 90 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF CHICAGO AVENUE, AS SAID CHICAGO AVENUE WAS ORIGINALLY LOCATED AND ESTABLISHED; THENCE WESTERLY PARALLEL TO SAID CENTER LINE OF CHICAGO AVENUE TO A POINT 90 FEET EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF HALSTED STREET, AS SAID STREET WAS ORIGINALLY LOCATED AND ESTABLISHED; THENCE NORTHERLY PARALLEL TO SAID CENTER LINE OF HALSTED STREET A DISTANCE OF 365 FEET; THENCE WESTERLY AT RIGHT ANGLES A DISTANCE OF 26.5 FEET MORE OR LESS, TO THE SOUTH EAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY TO THE CITY OF CHICAGO BY DEED DATED JUNE 27, 1949, AND RECORDED JANUARY 31, 1950 AS DOCUMENT 19725713; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL CONVEYED TO THE CITY OF CHICAGO BY SAID DEED AFORESAID, TO THE NORTH LINE OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTH LINE OF LOTS 1 AND 2 TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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