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MORTGAGE MODIFICATION AGREEMENT

THIS MORTGAGE MODIFICATION AGREEMENT made and entered into as of the 1st day of August 1990 by and between First Colonial Trust Company, not personally but solely as trustee under trust agreement dated 4/7/80 and known as Trust ("Borrower"), and Michigan Avenue National Bank of Chicago located at 30 n. Michigan Avenue, Chicago, IL 60602 ("Bank").

No. 4006
HIC-IL-CL
75-71-314
LATER

WITNESSETH THAT:

Borrower has executed and delivered a Home Equity Line of Credit Agreement and Disclosure Statement (the "Agreement") dated September 5, 1989 with a Maximum Credit Amount in the amount of \$ 100,000.00 from Bank to Borrower; and

Borrower has delivered to Bank a Mortgage (the "Mortgage") dated September 5, 1989 encumbering certain real property (the "Property") located in Cook County, Illinois, which Mortgage was recorded on _____ in the office of the Recorder of Deeds, Cook County, Illinois as Document Number 89461696 for the purpose of securing the repayment of Borrower's obligation to Bank under the Agreement and such Mortgage. The Property is legally described as follows:

THE NORTH 37 1/2 FEET OF LOT 6 IN STUDEBAKER'S SUBDIVISION OF SUB-LOT 3 IN SUBDIVISION OF LOT 4 AND SUB-LOT 3 IN THE SUBDIVISION OF LOT 3, LYING WEST OF LANE PLACE IN CHRISTIAN KUHN'S SUBDIVISION OF OUT-LOT 31 IN CANAL TRUSTEES SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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and has the common address of 2038 North Orleans Street, Chicago, IL 60614 ("Property Address"); and has the permanent index number of 14-33-207-209.

Borrower has requested that Bank increase the Credit Limit on the Loan from \$ 100,000.00 to \$ 150,000.00 and Bank is willing to do so provided Borrower executes an Amendment to Agreement and such further documents as Bank may require and that the original Mortgage is modified in the manner hereinafter set forth and, subject to the terms, provisions and conditions hereinafter contained.

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In consideration of the foregoing and of the mutual covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. The first page of the Mortgage is hereby amended by deleting Maximum Principal sum of \$ 100,000.00 and replacing it with a Maximum Principal sum of \$ 150,000.00.

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2. Wherever in the Mortgage or any other instrument evidencing, securing and guaranteeing the Loan (herein together called "Loan Documents") reference is made to any other of the Loan Documents, such reference shall be deemed a reference to the Loan Documents as hereby modified and amended.

3. In all other respects except as modified herein, the Loan Documents remain unmodified and in full force and effect.

The parties have executed this Mortgage Modification Agreement on and as of the date first above written at Chicago, _____, Illinois.

BORROWER

Martin G. Luken, III
NAME: Martin G. Luken, III, MD

Claire Stazeski Luken
NAME: Claire Stazeski Luken

First Colonial Trust Company, not Personally but Solely as Trustee under Trust Agreement dated April 7, 1988 and known as Trust No. 4006

BY: [Signature]
TITLE: Vice President

ATTORNEY

BY: [Signature]
TITLE: Land Trust Officer

All representations and warranties of FIRST COLONIAL TRUST COMPANY, formerly known as MICHIGAN AVENUE TRUST COMPANY, as Trustee or as agent for the Trust, are those of the Trust and no liability is assumed by or for the Trust or by FIRST COLONIAL TRUST COMPANY personally as a result of the signing of this instrument.

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STATE OF ILLINOIS)
) as
COUNTY OF COOK)

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ personally known to me to be the same person(s) whose name(s) (is) (are) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this _____ day of _____, 19____.

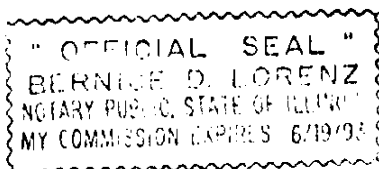
NOTARY PUBLIC

My commission expires: _____

STATE OF ILLINOIS)
) as
COUNTY OF COOK)

I, Bernice D. Lorenz, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Donald R. Bonistalli, Vice President, and Joyce A. Madsen, Land Trust Officer, 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 Land Trust Officer 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 the said Land Trust Officer then and there acknowledged and he/she did affix said corporate seal to said instrument as his/her 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 7th day of August, 19 90.



Bernice D. Lorenz
Notary Public

My commission expires: 6-19-93

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This instrument was prepared by and should be returned to:

*Meligan Finance National Bank
30 N Michigan Ave
Chicago, IL 60602*

BOX 333-GG