

FIXED RATE NOTE AND MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT MODIFICATION AGREEMENT

This Fixed Rate Note and Mortgage, Assignment of Rents and Security Agreement First Modification Agreement (the "Agreement") is made as of the 1st day of November, 1990 by and among Urban Retirement, Inc. an Illinois Corporation ("Borrower"), and Old Kent Bank - Chicago, an Illinois banking association ("CKBC"); formerly known as UnibancTrust Company.

WITNESSETH:

WHEREAS, CKBC, has loaned One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) to Borrower (the "Loan"); and

WHEREAS, the Loan is evidenced by a Note dated October 18, 1985, made by Borrower in the Principal Amount of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) (the "Note") a copy of which is attached hereto; and

WHEREAS, the Note is secured by a Mortgage, Assignment of Rents and Security Agreement dated October 18, 1985 and recorded October 22, 1985 as document number 85-246534 made by Borrower to CKBC Formerly UnibancTrust Company (the "Agreements") copies of which are attached hereto; and

WHEREAS, the Borrower has requested and CKBC has agreed to modify the terms and conditions of the Note and Mortgage, Assignment of Rents and Security Agreement in accordance with the terms and conditions herein contained;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt of which is hereby acknowledged, Borrower, and CKBC agree as follows:

1. The date "November 1, 1990" (the "Original Maturity Date"), whenever it appears in the Note and Mortgage is hereby deleted and "November 1, 1995" (the "New Maturity Date") is substituted therefor, thereby extending the maturity date of the Note to the New Maturity Date.
2. Notwithstanding any provisions of the Note which may here or appear to be to the contrary, from and after the date of this agreement until the full amount of the principal indebtedness evidenced by the Note becomes due, whether by acceleration or otherwise, the Note shall bear interest at a fixed rate of Eleven and One Quarter Percent (11.25%).

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3. Notwithstanding any provisions of the Note which may be or appear to be to the contrary, from and after the date of this Agreement and continuing until the full amount of the principal indebtedness evidenced by the Note becomes due, whether by acceleration or otherwise, the monthly payment of \$1,222.77 to be paid by Borrower under the Note shall be computed on the then outstanding principal balance, with the first such payment being due December 1, 1990.
4. The Borrower hereby acknowledges that, as of the date of this Agreement, the outstanding principal balance owed under the Note is Eighty Six Thousand Five Hundred Thirty Four and 20/100 Dollars, (\$86,534.30) and the outstanding interest owed under the Note which is due as of the date of this Agreement is (\$374.76).
5. As used in the Note and Mortgage, Assignment of Benefits and Security Agreement the terms Note and Mortgage shall mean and include each of said instruments, respectively, as supplemented and modified by this Agreement.
6. As supplemented and modified hereby, each of the Note and Mortgage is hereby ratified, adopted and confirmed.

IN WITNESS WHEREOF, the parties have executed or caused this Agreement to be executed by their duly authorized representatives as of the day and year first written above.

Borrowers  
~~Citizens Bank~~ Chicago,  
Urban Retirement, Inc. an  
Illinois Corporation.

BY: \_\_\_\_\_

Its: \_\_\_\_\_ President

ATTEST:

*Shirley Casali*  
\_\_\_\_\_

Secretary

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STATE OF ILLINOIS)

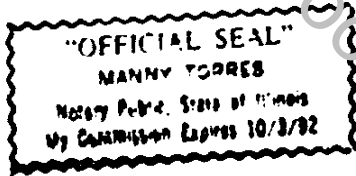
BORROWERS

COUNTY OF COOK)

I, MANNY TORRES, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT TED SINGER President URBAN INVESTMENT, INC. and [Signature] Secretary of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, 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.

Given under my hand and Notarial Seal this 19TH day of NOVEMBER, 1990.

[Signature]  
Notary Public



My Commission Expires:

10/03/92

Property of Cook County Clerk's Office

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Lender  
Old Kent Bank - Chicago

BY: [Signature]  
Its: VICE-PRESIDENT

Attest: [Signature]  
Its: REAL ESTATE LOAN OFFICER

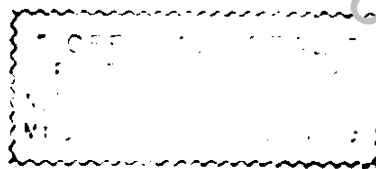
State of Illinois )  
County of Willard ) LENDER

I, [Signature], a Notary Public in and for said County and State, do hereby certify that the above named [Signature] President and [Signature] Secretary of Old Kent Bank - Chicago, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such [Signature] President and [Signature] Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of December, 1989.

[Signature]  
Notary Public

My commission expires: \_\_\_\_\_



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EXHIBIT B

Lots 16, 17, 18 and the West Half of Lot 19 in John Johnston, Jr's Subdivision of Lot 14, in Block 2 and Lot 44 in Block 4 in John Johnston Jr's Subdivision of 9 Acres in the North West 1/4 of Section 36, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

Please return to  
Citibank - Chicago  
Dear Tower  
Chicago, IL 60606  
Return to Box 134

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