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MORTGAGE MODIFICATION AGREEMENT

AGREEMENT dated as of February 15, 1990 between First Illinois Bank of Evanston N.A., not personally, but as Trustee under Trust Agreement dated February 23, 1988 and known as Trust No. R-3484 ("Trust"), First Illinois Bank of Evanston, N.A. ("Bank"); and Andrew Wineburgh & Gary Pearson and Susan Pearson ("Guarantors").

RECITALS

- A. Trust is indebted to Bank in the principal sum of Four Hundred Fifty Thousand and no/100 Dollars (\$450,000) as evidenced by a Secured Revolving Term Note ("Note") dated as of April 11, 1989 which Note is secured in part by a Mortgage, Security Agreement and Financing Statement ("mortgage") and Assignment of Rents applicable to the property commonly known as 6217-21 N. Greenwood and 1455-57 Thome Chicago, Illinois, legally described on Exhibit A attached hereto, which documents were recorded with the Cook County Recorder of Deeds on April 17, 1989 as Document Nos. 89167494 and 89167495 respectively. Said Mortgage and Assignment of Rents were modified by a Mortgage Modification Agreement dated October 11, 1989, recorded on November 8, 1989 as Document# 89-532350.
- B. Said Note is also secured by the Guaranty of Payment and Performance dated as of April 11, 1989, executed by the Guarantors.
- C. Trust and Guarantors have requested an extension of the maturity date of the Note from February 15, 1990 to May 15, 1990 and Bank is willing to grant such extension pursuant to the terms and provisions of this Agreement and the Promissory Note dated February 15, 1990 in the principal sum of Four Hundred Fifty Thousand & no/100 (\$450,000) ("Replacement Note")

NOW THEREFORE, in consideration of the above Recitals, the parties hereto do hereby acknowledge and agree as follows:

1. Trustee and Guarantors do hereby acknowledge that the Mortgage, Assignment of Rents, and other applicable Security Documents are in full force and effect.
2. The Mortgage, Assignment of Rents and other Security Documents are hereby modified to provide that such instruments are also granted as collateral security for repayment of the Renewal Note.
3. Guarantors hereby reaffirm and ratify their Guaranty.
4. In all other respects, the Mortgage, Assignment of Rents and other applicable Security Documents are hereby ratified and reaffirmed.

THIS DOCUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:



FIRST ILLINOIS BANK OF EVANSTON, N.A.
800 DAVIS STREET
EVANSTON, ILLINOIS 60204-0712
ATTENTION: DOUGLAS DANGER
REAL ESTATE DEPARTMENT

RENTAL SERVICES # R 3-292

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EXHIBIT "A"

Lot 39 in Edgewater Park in the North West 1/4 of the
North West 1/4 of Section 5, Township 40 North, Range
14 East of the Third Principal Meridian, in Cook County,
Illinois

PIN # 14-05-111-001

PROPERTY ADDRESS: 6217-6221 North Greenview/1455-57 W. Thome
Chicago, Illinois

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COOK COUNTY RECORDER

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