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Loan Modification Agreement

This Agreement is hereby made this 17th day of February, 1990 by and between Belmont National Bank Of Chicago (hereafter Lender); Aetna State Bank as Trustee Under Agreement dated February 7, 1989 and known as Trust #10-4217 (hereafter Trustee); and 2857 N. Southport Partners and Chicago Neighborhood Investors, Inc. collectively the owners of the beneficial interest in said Trust (hereafter Beneficiaries) and James Westergreen, Royal R. Faubion and S.L. Vanderzanden (hereafter Guarantors).

Whereas, the Trustee and 2857 N. Southport Partners are indebted to the Lender under that certain Instalment Note dated February 17, 1989 in the original amount of \$195,000.00 due February 17, 1990, with a current balance outstanding thereunder of \$195,000.00 (hereafter Note); and

Whereas, the Borrower, Beneficiaries and Guarantors seek to have the maturity date of the Note extended, and the Lender is willing to permit such extension; and

Whereas, the Note is secured by, among other documents, a Trust Deed and Assignment of Rents recorded on February 24, 1989 in the office of the Cook County Recorder of Deeds as Documents #89-085161 and #89-081562, which Trust Deed and Assignment of Rents covers real property in Cook County, Illinois described as:

LOT 33 IN BLOCK 7 IN WILLIAM LILL AND THE HEIRS OF MICHAEL DIVERSEY'S DIVISION OF THE SOUTH WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, T. 45.25 N. R. 14.00 E. S. 29.00 W. COOK COUNTY, ILLINOIS.

P.I.N. 14-29-126-001-0000

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4451 * -90-308618
COOK COUNTY RECORDER

Now therefore it is hereby agreed by the parties hereto that the maturity date of the Note is extended from February 17, 1990 to November 17, 1990.

This Agreement hereby amends said Note and Trust Deed, but only to the extent provided herein. All other terms and conditions of said Note and said Trust Deed, as well as any other documents executed in conjunction with said Note and Trust Deed, remain in full force and effect.

In witness whereof the parties hereto have caused this amendment to be executed as of the date above recited.

Aetna State Bank, as
Trustee, as aforesaid, and
and not personally.
See Rider (Attached) to Trust Deed and
And Made A Part Hereof

Belmont National Bank Of Chicago

BY: [Signature]

[Signature]
by: Kenneth W. Peterson
Vice President

ATTEST: [Signature] Senior Vice President
[Signature] Aetna Bank
Asst. VP.
2857 N. Southport Partners

Consented to by Guarantors:

BY: [Signature]
Chicago Neighborhood Investors, Inc.
Managing Partner
S.L. Vanderzanden

[Signature]
James Westergreen, Guarantor

[Signature]
James Westergreen, Managing Partner

[Signature]
S.L. Vanderzanden, Guarantor

[Signature]
Royal R. Faubion, Managing Partner

[Signature]
Royal R. Faubion, Guarantor

BELMONT NATIONAL BANK
579 N. CLARK ST.
CHICAGO, IL 60657

IDENT.

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61-00000

Property of

RIDER ATTACHED TO AND MADE A PART OF

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXXXXX~~

(LOAN MODIFICATION AGREEMENT)

Dated February 17, 1990

Under Trust No. 10-4217

This instrument is executed by Aetna Bank, not personally but solely as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the terms, provisions, stipulations, covenants, and conditions to be performed by Aetna Bank are undertaken solely as Trustee as aforesaid, and not individually, and no personal liability shall be asserted or be enforceable against Aetna Bank by reason of anything contained in said instrument, or in any previously executed document, whether or not executed by said Aetna Bank, either individually or as Trustee as aforesaid relating to the subject matter of the attached agreement, all such personal liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder. No duty shall rest upon Aetna Bank, personally or as said Trustee, to sequester the rents, issues and profits arising from the disposition thereof; but so far as said Trustee and its successors and said Aetna Bank personally are concerned, the legal holder or holders of this instrument and the owner or owners of any indebtedness accruing hereunder shall look solely to the mortgaged real estate for the payment thereof, by enforcement of the lien heretofore created in the manner provided therefore and as provided in said note or by action to enforce the personal liability of the guarantor, if any.

90308618

Office

NOTARIAL PUBLIC
STATE OF NEW YORK
JAMES A. [unclear]
[unclear] [unclear]

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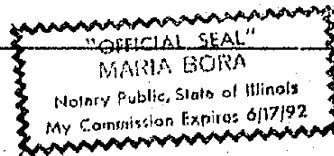
State of Illinois } ss.
County of Cook }

The undersigned, a Notary Public in and for said County, in the aforesaid, DO HEREBY CERTIFY, THAT John A. Michals Senior Vice President of Aetna State Bank of Chicago, a national banking association, and John Soukter of said national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President Assistant President respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of June, 1990.

Maria Bora
Notary Public

My Commission Expires _____



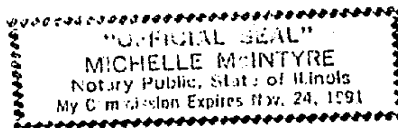
State of Illinois }
County of Cook }

I, The undersigned Michelle D. McIntyre a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that James Waverly Senior Vice President personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

Given under my hand and Notarial Seal this 4th day of June, 1990.

Michelle D. McIntyre
Notary Public

My Commission Expires 11-24-91



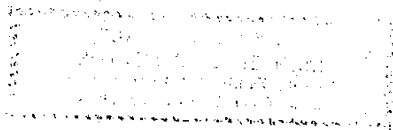
PREPARED BY & RETURN TO
BELMONT NATIONAL BANK
3179 N. CLARK ST.
CHICAGO, IL 60657
IDENTY.

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CLERK OF SUPERIOR COURT
JANUARY 10 1913
CHICAGO, ILL.