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FIFTH AMENDMENT TO TRUST DEED AND SECURITY AGREEMENTS

THIS AMENDMENT made this 1st day of August, 1991 by and among LaSalle National Bank (Lender), American National Bank and Trust Company of Chicago (Land Trustee), not personally but solely as Trustee under Trust Agreement dated July 11, 1986, and known as Trust No. 067937-07 (Land Trust), Chicago Title and Trust Company (Trustee under Trust Deed), not personally but solely as Trustee under Trust Deed dated April 15, 1988 (as further identified below) and known as Instrument No. 723519, First National Realty & Development Company, Inc. (f/k/a First National Realty & Development Co., Inc. and a/k/a 1st Nat'l Realty & Development Co., Inc.), an Illinois corporation (Guarantor and Beneficiary), and Demetrios P. Dellaportas (Guarantor);

WHEREAS, reference is hereby made to certain loans (Loans) made by Lender for the benefit of Beneficiary and Guarantors evidenced by that certain Instalment Note dated April 15, 1988, as amended, in the original amount of \$4,500,000.00 made by the Land Trustee as maker, and payable to order of Bearer, payment of the Note and performance of the terms and conditions thereof is secured by the following (collectively called Security Agreements):

- a) Trust Deed dated April 15, 1988 made by the Land Trustee, recorded with the Recorder of Deeds of Cook County, Illinois (Recorder) on April 18, 1988 as Document No. 88159279 and re-recorded on May 25, 1988 as Document No. 88223539, as hereafter amended from time to time, which Trust Deed affects the real estate legally described to wit.

PARCEL ONE: Lot 1 in Block 2 in Ruben Whaple's Subdivision of the South West Corner of the North West 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois. P.I.N. 16-07-119-012

PARCEL TWO: Lot 22 in Holley's Subdivision of Lots 2-12 inclusive in the Subdivision of Block 2 in Whaple's Subdivision in the South West Corner of The North West 1/4 of Section 7, Township 13 North, Range 39 East of the Third Principal Meridian, in Cook County, Illinois. P.I.N. 16-07-119-013

PARCEL THREE: The South 35 Feet (except West 10 feet thereof) of Lot 13 in Holley's Subdivision of Lots 2 to 12 inclusive of Whaple's Subdivision in the South West Corner of the North West 1/4 of Section 7, Township 39 North, Range, 13 East of the Third Principal Meridian, in Cook County, Illinois. P.I.N. 16-07-119-023

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c/k/a/ 1144 Lake Street, Oak Park, Illinois (the "Premises")

- b) Assignment of Rents dated April 15, 1988 made by the Land Trustee in favor of Lender as Assignee, recorded with the Recorder on April 18, 1988 as Document No. 88159280 and rerecorded on May 25, 1988 as Document No. 88223540, as thereafter amended from time to time;
- c) Restated Security Agreement and Collateral Assignment under Land Trust dated August 1, 1991 by Beneficiary in favor of Lender with respect to the Land Trust;
- d) Continuing Guaranty dated August 1, 1991 made by Guarantors.

WHEREAS, the Land Trustee, Beneficiary and Guarantors (sometimes collectively, "Mortgagor") have requested Lender to extend to the Loan maturity date for the periods set forth in Section 1 below and the other matters set forth below; and Lender is agreeable to such extension of the Loan maturity date and the other matters set forth below.

NOW THEREFORE, the Land Trustee, the Beneficiary, the Guarantors and Lender hereby agree as follows:

1. The final payment of principal and interest, if not sooner paid, shall be due on the earlier of the 15th of January, 1992.
2. The Security Agreements are hereby amended by this Amendment to conform them to the matters set forth in Section 1.
3. Except as specifically provided herein, the Security Agreements remain in full force and effect and are hereby ratified and confirmed in their entirety by the respective parties thereto. Notwithstanding anything in the Instalment Note to the contrary, no indebtedness under said note in addition to the \$4,250,000.00 presently outstanding thereunder shall be incurred and no additional loans shall be granted.
4. The Beneficiary represents and warrants and the Land Trustee represents to Lender that there is no default under the Instalment Note and Security Agreements.
5. By their execution hereof, the Guarantors consent to the extension of the Loan maturity date and the other matters set forth herein and acknowledge that their respective Guaranties remain in full force and effect.

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6. This Amendment is executed, respectively, by the Land Trustee, and Trustee under Trust Deed, not personally but solely as trustees as aforesaid, in the exercise of the power and authority conferred upon and vested in each such trustee, and it is expressly understood and agreed that nothing in this Amendment shall be construed as creating any liability on such either such trustee to personally perform an express or implied covenant, condition, or obligation under this Amendment, all such liability, if any, being expressly waived by every person or entity now or hereafter claiming any right, title or interest under this Amendment, but nothing herein shall release, waive, modify, or discharge the liability and obligations of the Guarantors under the Guaranty.

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed as the day and year first above written.

FIRST NATIONAL REALTY & DEVELOPMENT Company, INC., an Illinois corporation, as Beneficiary and Guarantor

By: Demetrios P. Dellaportas,

Its

Demetrios P. Dellaportas, Guarantor

CHICAGO TITLE and TRUST COMPANY, not personally but solely as Trustee aforesaid

By:

Attest:

LASALLE NATIONAL BANK

By:

Title: I.V.P.

AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, not personally but solely as Trustee as aforesaid

By:

Attest:

Property of Cook County Office

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LAND TRUSTEE'S ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ... of American National Bank and Trust Company of Chicago and ... ASSISTANT SECRETARY who are personally known to me to be the same person whose names are subscribed to the foregoing instrument as such ... 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, for the uses and purposes therein set forth; and the said ... then and there acknowledged that he, as custodian of the corporate seal, did affix the corporate seal to said instrument as his/her own free and voluntary act and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this ... day of ... 1991.

S. M. Sorenski
Notary Public

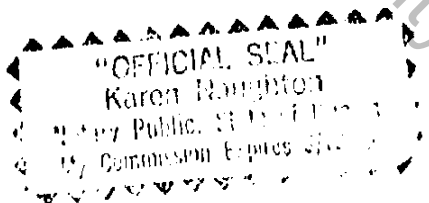
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TRUSTEE UNDER TRUST DEED'S ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kathleen Piatek, ~~the~~ DEBORAH PAULA of Chicago Title and Trust Company of Chicago and VICE PRESIDENT the VICE PRESIDENT who are personally known to me to be the same person whose names are subscribed to the foregoing instrument as such VICE PRESIDENT and VICE 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 act and as the free and voluntary act, for the uses and purposes therein set forth; and the said VICE PRESIDENT then and there acknowledged that he, as custodian of the corporate seal, did affix the corporate seal to said instrument as his/her own free and voluntary act and as the free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 12th day of August 1991.



Karen Raughton
Notary Public

County Clerk's Office

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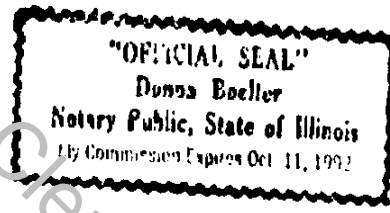
LENDER'S ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard Akin, 1st Vice President of LaSalle National Bank, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such 1st Vice President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12th day of August, 1991.

Donna Boeller
Notary Public



Property of Cook County Clerk's Office

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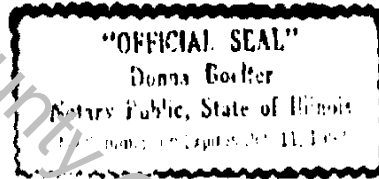
GUARANTOR'S ACKNOWLEDGEMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

I, the Undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Demetrios P. Dellaportas who is personally known to me to be the same person whose name is subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that he in his personal capacity signed, sealed and delivered the said Instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 22 day of August, 1977.

Donna Goltzer
Notary Public



Property of Cook County Clerk's Office

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BENEFICIARY'S ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, DO HEREBY CERTIFY THAT Demetrios P. Delaportas, the President of First National Realty & Development Company, Inc. and is are personally known to me to be the same person whose name is subscribed to the foregoing Instrument, as such person, appeared before me this day in person and acknowledged that he signed and delivered the said Instrument as his 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 21 day of August, 1977.

Denny Foster
Notary Public

My Commission Expires: Oct 11, 1982



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EXHIBIT A - LEGAL DESCRIPTION

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PARCEL 1:

Lot 1 in Block 2 in Huben Whaple's Subdivision in the South West corner of the North West 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lot 22 in Holley's Subdivision of Lot 2-12 inclusive in the Subdivision of Block 2 in Whaple's Subdivision in the South West corner of the North West 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3:

The South 35 feet (except West 10 feet thereof) of Lot 13 in Holley's Subdivision of Lots 2 to 12 inclusive of Whaple's Subdivision in the South West corner of the North West 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Numbers: 16-07-119-011 (Affects Parcel 3)

Volume: 141

16-07-119-012 (Affects Parcel 1)

16-07-119-013 (Affects Parcel 2)

Document prepared by and upon recording to be returned to:

Richard M. Tonkins
Schwartz, Cooper, Kolb &
Gaynor Chartered
Two First National Plaza
20 South Clark Street
Chicago, IL 60603



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