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MORTGAGE AMENDMENT

This Mortgage Amendment is made as of the 1 day of October, 1991, between American National Bank and Trust Company of Chicago, not individually, but solely as Trustee under Trust #11-0027-06 (the "Mortgagor"), and American National Bank and Trust Company of Chicago (the "Mortgagee"), amending that certain Mortgage (the "Mortgage") dated December 20, 1989, between Mortgagor and Mortgagee affecting certain real estate in the City of Chicago, County of Cook and State of Illinois (the "Real Estate"), a legal description of which is attached hereto as Exhibit A.

NOW, THEREFORE, in consideration of the Settlement Agreement dated the date hereof among Mortgagor, Mortgagee, Willson Graphics, Inc., an Illinois corporation, and William G. Willson and other good and valuable consideration, the receipt and sufficiency are hereby acknowledged, the parties hereby agree that the Mortgage is hereby amended to provide that (1) the Mortgage secures that certain Promissory Note (Secured) dated the date hereof in the amount of \$240,000 of which the Mortgagor and Willson Graphics, Inc. are both makers (the "Second Note"), in addition to the installment note referred to in the Mortgage (the "Installment Note") and (2) all proceeds received as a result of the Mortgagee exercising its remedies under the mortgage at law or in equity with respect to the Real Estate shall be applied: first, to costs and expense then due under the Mortgage; second, to the payment of any costs or expenses then due under the Installment Notes; third, to the payment of any costs or expenses then due under the Second Note; fourth, to the payment of interest on the Installment Note; fifth, to the payment of interest on the Second Note; sixth, to the payment of principal on the Installment Note and last to the payment of principal on the Second Note.

This Mortgage Amendment is made and entered into by the Trustee, not in its individual capacity but solely as Trustee under Trust No. 11-0027-06, pursuant to the power and authority conferred upon it under and by virtue of the terms and provisions of the trust agreement creating such trust, and the covenants and undertakings herein made and entered into by it are solely for the purpose of binding the trust estate, and it is expressly agreed by the parties hereto and by all persons claiming by, through or under them that no personal liability is assumed by or shall at any time arise or be asserted or enforced against the Trustee in its individual capacity, its agents and employees, or against any beneficiary under said trust agreement on account of its action as Trustee under this Mortgage Amendment or on account of the covenants of the Trustee herein contained, either express or implied, all such liability, if any, being expressly waived and released by the Company and Willson, and by all persons claiming by, through or under them and that recourse hereunder, if any, by them or their successors or assigns, shall be limited exclusively to the assets of the trust estate from time to time subject to the provisions of said trust agreement.

Witness the hand and seal of Mortgagor the day and year above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not individually but solely as Trustee under Trust #11-0027-06

By: [Signature] (Seal)
Its: [Signature]

JR D2 7233379

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PARCEL 1:

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THE NORTH 120 FEET OF THE WEST 200 FEET, (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 8) AND (EXCEPT THEREFROM THAT PART THEREOF FALLING SOUTH OF A LINE 135.5 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF BLOCK 14 HEREINAFTER DESCRIBED) OF BLOCK 14 IN UNION PARK SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 8 FEET OF THE NORTH 128 FEET (EXCEPT THAT PART EAST OF THE WEST LINE EXTENDED NORTH OF LOT 7 IN THE SUBDIVISION OF THE EAST 178.5 FEET OF THE SOUTH 135.5 FEET OF BLOCK 14) LYING WEST OF A LINE 200 FEET EAST OF THE WEST LINE OF BLOCK 14 (AS MEASURED ALONG THE SOUTH LINE OF ARBOR PLACE), NORTH OF THE SOUTH 119.5 FEET OF BLOCK 14 AND SOUTH OF THE NORTH 120 FEET (AS MEASURED ALONG THE EAST LINE OF ASHLAND AVENUE) OF BLOCK 14 (EXCEPT THE WEST 17 FEET THEREOF) IN UNION PARK SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS (FOR THE BENEFIT OF PARCELS 1 AND 2) OVER THE SOUTH 8 FEET OF THE NORTH 136 FEET (EXCEPT THAT PART EAST OF THE WEST LINE EXTENDED NORTH OF LOT 7 IN THE SUBDIVISION OF THE EAST 178.5 FEET OF THE SOUTH 135.5 FEET OF BLOCK 14) LYING WEST OF A LINE 200 FEET EAST OF THE WEST LINE OF BLOCK 14 (AS MEASURED ALONG THE SOUTH LINE OF ARBOR PLACE), NORTH OF THE SOUTH 119.5 FEET OF BLOCK 14 AND SOUTH OF THE NORTH 120 FEET (AS MEASURED ALONG THE EAST LINE OF ASHLAND AVENUE) OF BLOCK 14 (EXCEPT THE WEST 17 FEET THEREOF) IN UNION PARK SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS CREATED BY THE DEED FROM FRAJOMA, INC., A CORPORATION OF ILLINOIS, TO KINZIE INDUSTRIAL DEVELOPMENT CORPORATION, DATED OCTOBER 27, 1985 AND RECORDED OCTOBER 29, 1985 AS DOCUMENT 85257352, IN COOK COUNTY, ILLINOIS.

Property address: 355 North Ashland Avenue, Chicago, Illinois

Tax ID#17-08-301-001-0000

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