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SECOND MORTGAGE MODIFICATION AGREEMENT
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AGREEMENT dated as of December 15, 1991 between First Illinois Bank of Evanston, N.A. as Trustee under Trust Agreement dated December 5, 1989 and known as Trust No. R-3682 ("Trust"); James L. Prange, Alex Britva, Jon P. With, Siamak Jahangiri and Christopher L. Prange ("Guarantors") and First Illinois Bank of Evanston, N.A., ("Bank").

A. Trust is indebted to Bank in the principal sum of \$400,000 as evidenced by a Note dated as of December 15, 1989 ("Note"). Said Note is secured in part by a Mortgage, Security Agreement and Financing Statement ("Mortgage") and Assignment of Rents applicable to property commonly known as 1433 W. Elmdale, Chicago, Illinois, legally described on Exhibit A attached hereto, which documents were recorded with the Cook County Recorder of Deeds on December 29, 1989 as Document Numbers 89622821 and 89622822 respectively. Said Mortgage and Assignment of Rents were modified by a Mortgage Modification Agreement dated December 15, 1990 and recorded with the Cook County Recorder of Deeds on February 20, 1991 as Document No. 91-079209. Said indebtedness has been subsequently reduced, from time to time from the sale of condominium units, down to its existing balance of Ninety Two Thousand Four Hundred Sixty Five dollars and 59/100 (\$92,465.59).

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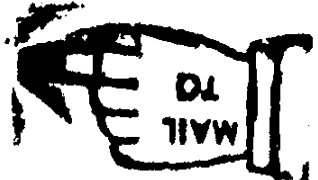
B. Trust and Guarantors have requested an extension of the maturity date of the Note from December 15, 1991 until March 15, 1992, and Bank is willing to grant such extension pursuant to the terms and provisions of this Agreement and a Note dated December 15, 1991 in the principal sum of Ninety Two Thousand Four Hundred Sixty Five dollars and 59/100 (\$92,465.59) ("Replacement Note").

REPLACEMENT \$15.50
T04444 TRAN 9299 12/30/91 10140100
#5124 * D * -91-688173
COOK COUNTY RECORDER

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

1. Trust 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 Replacement Note.
3. Guarantors do 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 & SHOULD BE RETURNED TO:
FIRST ILLINOIS BANK OF EVANSTON, N.A.
ATTN: JAMES WASSON
800 DAVIS STREET
EVANSTON, ILLINOIS 60204



15 Mail

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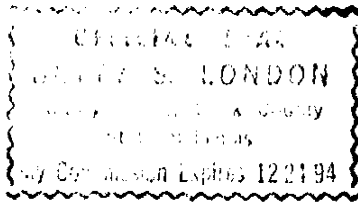
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Under signed, a Notary Public in and for the state and county aforesaid DO HEREBY CERTIFY THAT Dwight W. Duncanson ASST VP of First Illinois Bank of Evanston, N.A, 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 signed the foregoing 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 official seal this 15th day of December, 1991.

Betty S. London
Notary Public

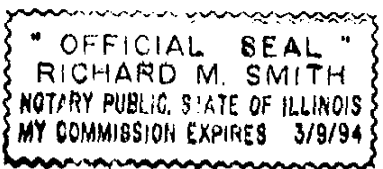


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Richard M. Smith, a Notary Public in and for the state and county aforesaid DO HEREBY CERTIFY THAT James L. Prange, Alex Britva, Jon P. With, Siamak Jahangiri and Christopher L. Krueger, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of December, 1991.

Richard M. Smith
Notary Public



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EXHIBIT "A"

1433 ELMDALE, CHICAGO, ILLINOIS
LEGAL DESCRIPTION

The West 20 Feet of Lot 12 and all of Lots 13, 14 and 15 in Kransz's Third Addition to Edgewater, being a Subdivision in the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN # 14-05-301-002

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Property of Cook County Clerk's Office