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MODIFICATION AGREEMENT

*LaSALLE NATIONAL TRUST N A Successor Trustee to
 THIS MODIFICATION AGREEMENT dated as of November 1, 1990,
 by and among *LASALLE NATIONAL BANK, a national banking association,
 as Trustee under a Trust Agreement dated April 4, 1989, and known as
 Trust No. 114283 (the "Mortgagor"), THE EDGE VENTURE, an Illinois
 partnership (the "Beneficiary"), FCLS PULASKI PARTNERSHIP, an
 Illinois partnership, and DAVIDOLA VENTURE, an Illinois partneship
 (collectively, the "Partners"), and ROBERT L. STOVALL, NORMAN O.
 STAVA, STEVEN L. SCHLADER, MICHAEL M. MULLEN and DAVID R. KAHNWEILER
 (collectively, the "Individual Guarantors"), and THE NORTHERN TRUST
 COMPANY, an Illinois banking corporation (the "Bank");

W I T N E S S E T H:

2/00

WHEREAS, the Mortgagor, the Beneficiary, the Partners, the
 Individual Guarantors and the Bank heretofore entered into the
 following documents (collectively, the "Documents"):

- (i) Commitment Letter dated May 1, 1989, from the Bank to the Mortgagor and the Beneficiary;
- (ii) Mortgage Note dated May 1, 1989, from the Mortgagor to the Bank;
- (iii) Mortgage and Security Agreement dated as of May 1, 1989, from the Mortgagor to the Bank, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on May 4, 1989, as Document No. 89199979;
- (iv) Assignment of Rents and Leases dated as of May 1, 1989, from the Mortgagor and the Beneficiary to the Bank, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on May 4, 1989, as Document No. 89199980;

Permanent Index Numbers:

- 12-27-300-030
- 12-27-300-032
- 12-27-300-033
- 12-27-300-034
- 12-27-300-035
- 12-27-300-036
- 12-27-300-044

Address of Premises:

2553 North Edgington Avenue
 Franklin Park, Illinois

This Instrument Prepared by and to
 be Returned after Recording to:

Alvin L. Kruse, Esq.
 Elizabeth P. Strand, Esq.
 Seyfarth, Shaw, Fairweather
 & Geraldson
 55 East Monroe Street
 Suite 4200
 Chicago, Illinois 60603

BOX 333

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(v) Security Agreement dated as of May 1, 1989, from the Beneficiary to the Bank;

(vi) Security Agreement (Motorola Contract) dated as of May 1, 1989, from the Beneficiary to the Bank;

(vii) Irrevocable Right to Approve dated as of May 1, 1989, from the Beneficiary to the Bank; and

(vii) Guaranty of Payment and Performance dated as of May 1, 1989, from the Beneficiary, the Partners and the Individual Guarantors to the Bank; and

WHEREAS, the Documents were previously amended by a Modification Agreement dated as of May 8, 1989 (the "First Modification"), by and among the Mortgagor, the Beneficiary, the Partners, the Individual Guarantors and the Bank, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on June 5, 1989, as Document No. 89253349; and

WHEREAS, the Documents as amended by the First Modification encumber the real estate described in Exhibit A attached hereto and the personal property located thereon; and

WHEREAS, the parties desire to make certain further modifications and amendments to the Documents, as more fully provided for herein;

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

Section 1. Recitals Part of Agreement. The foregoing recitals are hereby incorporated into and made a part of this Agreement.

Section 2. Extension of Maturity. The maturity date of the loan evidenced and secured by the Documents is hereby extended from November 1, 1990, to May 1, 1991, and all of the Documents are hereby modified and amended accordingly. Without limitation on the generality of the foregoing, the date "November 1, 1990" is hereby changed to "May 1, 1991" each time it appears in the Documents.

Section 3. Attachment to Note. The Bank may, and prior to any transfer by it of the Note shall, attach a copy of this Agreement to the original Note and place an endorsement on the Note making reference to the fact that such attachment has been made.

Section 4. Documents to Remain in Effect; Confirmation of Obligations; References. The Documents shall remain in full force and effect as originally executed and delivered by the parties, except as previously modified and amended by the First Modification

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and as expressly modified and amended herein. The Mortgagor, the Beneficiary, the Partners and the Individual Guarantors hereby confirm and reaffirm all of their obligations under the Documents, as previously modified and amended by the First Modification and as modified and amended herein. All references in the Documents to any one or more of the Documents, or to the "Loan Documents", shall be deemed to refer to such Document, Documents or Loan Documents, as the case may be, as modified and amended by this Agreement.

Section 5. Certifications, Representations and Warranties. In order to induce the Bank to enter into this Agreement, the Mortgagor hereby certifies and represents, and the Beneficiary, the Partners and the Individual Guarantors hereby certify, represent and warrant, to the Bank that all certifications, representations and warranties contained in the Documents and in all certificates heretofore delivered to the Bank are true and correct as of the date hereof, and all such certifications, representations and warranties are hereby remade and made to speak as of the date of this Agreement.

Section 6. Entire Agreement. This Agreement sets forth all of the covenants, provisions, agreements, conditions and understandings of the parties relating to the subject matter of this Agreement, and there are no covenants, promises, agreements, conditions or understandings, either oral or written, between them other than as are herein set forth.

Section 7. Successors. This Agreement shall inure to the benefit of and shall be binding upon the parties and their respective successors, assigns and legal representatives.

Section 8. Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 9. Amendments, Changes and Modifications. This Agreement may be amended, changed, modified, altered or terminated only by a written instrument executed by all of the parties hereto.

Section 10. Construction.

(a) The words "hereof", "herein", and "hereunder", and other words of a similar import refer to this Agreement as a whole and not to the individual Sections in which such terms are used.

(b) References to Sections and other subdivisions of this Agreement are to the designated Sections and other subdivisions of this Agreement as originally executed.

(c) The headings of this Agreement are for convenience only and shall not define or limit the provisions hereof.

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(d) Where the context so requires, words used in singular shall include the plural and vice versa, and words of one gender shall include all other genders.

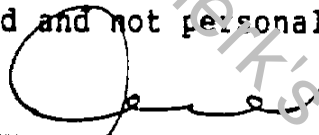
Section 11. Execution of Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 12. Governing Law. This Agreement is prepared and entered into with the intention that the law of the State of Illinois shall govern its construction and enforcement.

Section 13. Execution by Mortgagor. It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the Mortgagor, while in form purporting to be the representations, covenants, undertakings and agreements of the Mortgagor are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by LaSalle National Bank in its own right, but solely in the exercise of the powers conferred upon it as such trustee; and that no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against LaSalle National Bank on account of this Agreement or on account of any representation, covenant, undertaking or agreement in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

IN WITNESS WHEREOF, the parties have executed this instrument as of the date first above written.

LaSALLE NATIONAL TRUST N.A. Successor Trustee to
LA SALLE NATIONAL BANK, as Trustee
as aforesaid and not personally

By 
Title: Assistant Vice President

(SEAL)

Attest:

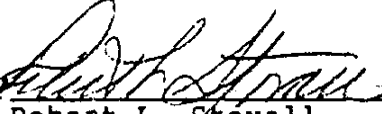

Title: ASSISTANT SECRETARY

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THE EDGE VENTURE, an Illinois partnership

By FCLS Pulaski Partnership, an Illinois partnership, Partner

By 
Robert L. Stovall
Duly Authorized Partner

By Davidola Venture, an Illinois partnership, Partner

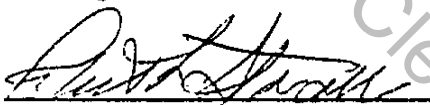
By 
David R. Kahnweiler
Duly Authorized Partner

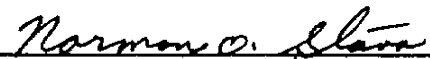
FCLS PULASKI PARTNERSHIP, an Illinois partnership

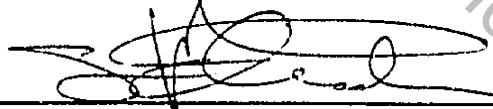
By 
Robert L. Stovall
Duly Authorized Partner


DAVIDOLA VENTURE, an Illinois partnership

By 
David R. Kahnweiler
Duly Authorized Partner


Robert L. Stovall


Norman O. Stava


Stephen ~~Stava~~ L. Schlader


Michael M. Mullen


David R. Kahnweiler

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THE NORTHERN TRUST COMPANY

By *Arthur G. A. P.*
Title: *Vice President*

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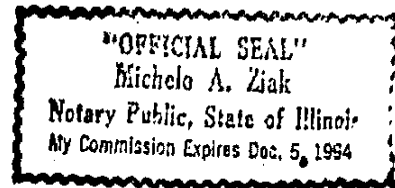
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 11th day of January, 1990, by Corinne Bek and William H. Dillon, Assistant Vice President and ASSISTANT SECRETARY, respectively, of LaSalle National Bank, Trustee under a Trust Agreement dated April 4, 1989, and known as Trust No. 114283, on behalf of said Trustee. * LaSALLE NATIONAL TRUST II A Successor Trustee to

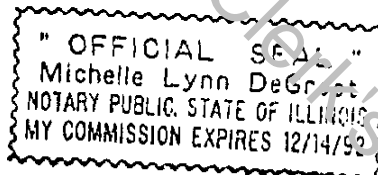
Michelle A. Ziak
Notary Public



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 10 day of January, 1990, by Robert L. Stovall, duly authorized partner of FCLS Pulaski Partnership, an Illinois partnership, a partner of The Edge Venture, an Illinois partnership, on behalf of said partnerships.

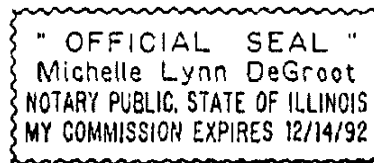
Michelle Lynn DeGroot
Notary Public



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 10 day of January, 1990, by David R. Kahnweiler, duly authorized partner of Davidola Venture, an Illinois partnership, a partner of The Edge Venture, an Illinois partnership, on behalf of said partnerships.

Michelle Lynn DeGroot
Notary Public



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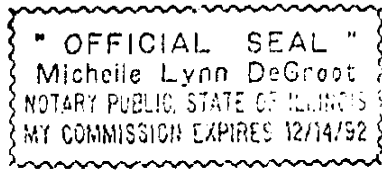
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 10 day of JANUARY, 1990, by Robert L. Stovall, Norman O. Stava, Steven L. Schlader, Michael M. Mullen, and David R. Kahnweiler.

Michele Lynn DeGroot

Notary Public

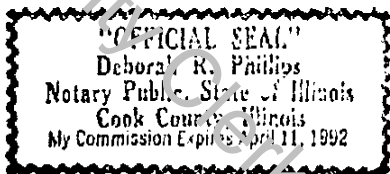
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



The foregoing instrument was acknowledged before me this 9 day of JANUARY, 1991, by MARTIN G. ALSTON, VICE PRESIDENT of The Northern Trust Company, an Illinois banking corporation, on behalf of the corporation.

Deborah R. Phillips

Notary Public



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9 EXHIBIT A3 0 1

LEGAL DESCRIPTION OF THE PREMISES

THAT PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 660.40 FEET EAST OF THE WEST LINE AND 444.00 FEET NORTH OF THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE SOUTH ALONG A LINE 660.40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27, A DISTANCE OF 394.00 FEET TO A POINT WHICH IS 50.00 FEET NORTH OF THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE EAST ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27, TO A POINT 134.17 FEET WEST OF THE EAST LINE THEREOF; THENCE NORTHEASTERLY 270.35 FEET TO A POINT ON THE WEST LINE OF THE EAST 50.00 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27, SAID POINT BEING 300 FEET NORTH OF THE SOUTH LINE THEREOF; THENCE NORTH PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27 TO THE SOUTH LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 27, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27 TO THE SOUTH LINE OF GRAND AVENUE; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID GRAND AVENUE TO ITS INTERSECTION WITH A LINE 605.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE SOUTH ALONG A LINE 625.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27 TO A POINT 360.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE WEST ALONG A LINE 360.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27 TO A POINT 54.00 FEET EAST OF THE WEST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE SOUTH ALONG A LINE 54 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27 TO A POINT IN A LINE 445.00 FEET NORTH OF THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE EAST ALONG A LINE 445.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27, A DISTANCE OF 605.90 FEET; THENCE SOUTH ALONG A LINE 639.90 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1.00 FEET TO A POINT 444.00 FEET NORTH OF THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE EAST ALONG A LINE 444.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27, A DISTANCE OF 0.50 FEET TO THE POINT OF BEGINNING EXCEPTING THEREFROM THAT PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT 327.48 FEET SOUTH OF THE NORTH LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 27, AND 625.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE NORTH 00 DEGREES, 00 MINUTES, 20 SECONDS WEST ALONG A LINE 625.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1583.46 FEET TO A POINT ON THE SOUTH LINE OF GRAND AVENUE; THENCE SOUTH 82 DEGREES, 24 MINUTES, 30 SECONDS EAST ALONG THE SOUTH LINE OF SAID GRAND AVENUE, A DISTANCE OF 630.93 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00 DEGREES, 00 MINUTES, 20 SECONDS EAST ALONG THE WEST LINE OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27, A DISTANCE OF 1175.03 FEET TO THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE NORTH 89 DEGREES, 47 MINUTES, 00 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 A DISTANCE OF 118.12 FEET; THENCE NORTH 00 DEGREES, 02 MINUTES, 50 SECONDS EAST A DISTANCE OF 69.25 FEET; THENCE NORTH 89 DEGREES, 53 MINUTES, 24 SECONDS WEST A DISTANCE OF 233.08 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 59 SECONDS WEST A DISTANCE OF 3.82 FEET; THENCE SOUTH 89 DEGREES, 50 MINUTES, 36 SECONDS WEST A DISTANCE OF 40.82 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES, 59 SECONDS WEST A DISTANCE OF 152.11 FEET; THENCE NORTH 89 DEGREES, 58 MINUTES, 34 SECONDS WEST A DISTANCE OF 55.05 FEET; THENCE SOUTH 00 DEGREES, 13 MINUTES, 32 SECONDS EAST A DISTANCE OF 41.82 FEET; THENCE NORTH 89 DEGREES, 10 MINUTES, 30 SECONDS WEST A DISTANCE OF 177.96 FEET TO THE POINT OF BEGINNING ALSO EXCEPTING THEREFROM THAT PART OF THE LAND FALLING WITHIN THE FOLLOWING DESCRIBED TRACT:

THAT PART OF THE SOUTH WEST 1/4 OF SOUTH WEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 360.00 FEET OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27 AND 449 FEET EAST OF THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE SOUTH 89 DEGREES, 47 MINUTES, 00 SECONDS ALONG THE SOUTH LINE OF THE NORTH 360.00 FEET OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 27 A DISTANCE OF 244.11 FEET TO A POINT IN THE WEST LINE OF THE EAST 625.00 FEET OF THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SAID SECTION 27; THENCE SOUTH 00 DEGREES, 07 MINUTES, 26 SECONDS WEST A DISTANCE OF 416.44 FEET; THENCE NORTH 40 DEGREES, 19 MINUTES, 40 SECONDS WEST A DISTANCE OF 103.32 FEET; THENCE NORTH 33 DEGREES, 10 MINUTES, 30 SECONDS WEST A DISTANCE OF 31.72 FEET; THENCE NORTH 36 DEGREES, 45 MINUTES, 05 SECONDS WEST A DISTANCE OF 174.35 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTH WEST, HAVING A RADIUS OF 274.94 FEET, TANGENT TO THE LAST DESCRIBED LINE A DISTANCE OF 175.52 FEET TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES, 10 MINUTES, 30 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 27 A DISTANCE OF 8.68 FEET TO THE POINT OF BEGINNING.

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