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MODIFICATION OF MORTGAGE AGREEMENT

This Agreement, made as of this 7th day of November, 1990, by and among AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a National Banking Association under the laws of the United States of America, ("Lender"), American National Bank and Trust Company of Chicago, not personally, but solely as trustee under Trust No. 110581-04 pursuant to a Trust Agreement dated March 16, 1990 ("Trustee"), and Palcan Group, Inc., an Illinois corporation ("Beneficiary").

WITNESSETH:

THAT WHEREAS, at the direction of Beneficiary, Trustee heretofore executed a certain Mortgage dated the 26th day of April, 1990 and recorded the 27th day of April, 1990, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document #90193153 conveying real estate located in the County of Cook, State of Illinois, legally described in Exhibit "A" attached hereto and made a part hereof by this reference (the "Property"), which said Mortgage was given to secure the payment of that certain Note also executed by Trustee at the direction of Beneficiary in the sum of THREE HUNDRED AND FIFTY THOUSAND AND NO/100 (\$350,000.00) DOLLARS; AND

WHEREAS, the Mortgage securing the Note is a valid and subsisting lien on the Property for the principal sum of \$350,000.00, or such lesser amount now outstanding; AND

WHEREAS, the Note, by its terms, secured by the Mortgage, is due and payable on the 31st day of December, 1995; AND

WHEREAS, the parties hereto have agreed upon a modification of the terms and conditions hereinafter set forth.

NOW THEREFORE, in consideration of the premises and the mutual promises and agreements hereinafter made by and between the parties hereto, the parties do hereby mutually promise and agree as follows:

15 29

RECORDING \$15.29
TRAN 5844 02/14/91 14:06:00
#623 + C *-91-071549
COOK COUNTY RECORDER

WHEREAS, Lender has agreed to lend \$350,000.00 to Central Trading Enterprises, Inc. (the "Borrower") to pay, among other things, the balance of the Note and, in exchange, Borrower will execute a note, in favor of Lender, dated November 7, 1990 in the amount of THREE HUNDRED FIFTY THOUSAND AND NO/100s DOLLARS (\$350,000.00) (the "New Note").

WHEREAS, in consideration of the Borrower's paying off the Note, Beneficiary has agreed to guarantee the obligation of Borrower under the New Note by executing a Guaranty Agreement dated November 7, 1990, and to secure the Guaranty Agreement with the Mortgage. Accordingly, the parties agree that the obligation which the Mortgage presently secures, namely, the Note obligation of Beneficiary, will be substituted by this Modification of Mortgage Agreement with the Guaranty obligation of Beneficiary guarantying payment of the New Note.

WHEREAS, the New Note, by its terms, secured by the Mortgage, is due and payable on the 31st day of August, 1991.

FINALLY, the parties hereto further mutually agree that all provisions, stipulations, powers and covenants contained in the Mortgage, as modified by this Modification of Mortgage Agreement, shall stand and remain unchanged and in full force and effect for and during said modified period, except only as the same are herein and hereby specifically varied or amended; and further that in the event of a failure to pay the same principal sum of \$350,000.00 or so much as is here outstanding as herein provided, or to keep, fulfill or perform any or all of the covenants and agreements contained in the Mortgage, then the whole of said principal sum shall, at the election of the holder of the Note, become at once, without notice, due and payable and may be collected together with all accrued interest thereon, in the same manner as if this modification had not been granted, anything contained hereinbefore to the contrary notwithstanding.

AND it is expressly understood and agreed by and among the parties hereto that the covenants and agreements herein contained shall bind, and inure to the benefit of, the respective heirs, executors, administrators, legal representatives and assigns of the parties hereto.

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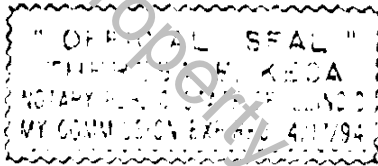
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In witness whereof, the parties hereto have signed, sealed and delivered these presents on the day and year first above written.

"Lender" AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

ATTEST:

Theresa E Kea



BY:

[Signature]

"Trustee" American National Bank and Trust Company, not personally, but solely as trustee under Trust No. 110581-04 pursuant to a Trust Agreement dated March 16, 1990.

ATTEST:

[Signature]

ASSISTANT SECRETARY

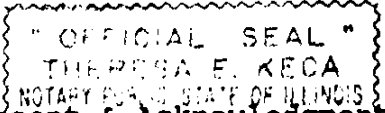
BY:

[Signature]
VICE PRESIDENT

"Beneficiary" Palcan Group, Inc.

ATTEST:

Theresa

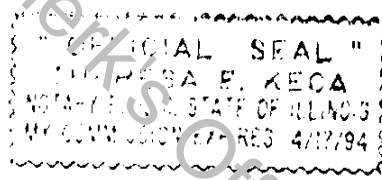


BY:

Leon Leibovich, Inc.

Consent & Acknowledgment of Borrower: Central Trading Enterprises, Inc.

Leon Leibovich
Leon Leibovich, President



Prepared by and after recording return to:

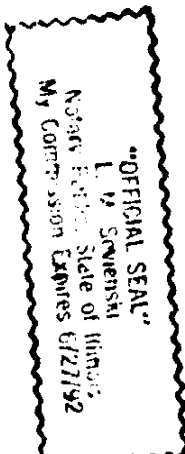
Kevie J. Riley
American National Bank
33 North LaSalle Street
Chicago, Illinois 60690

STATE OF ILLINOIS }
COUNTY OF Cook } SS.

DEC 4 1990

The foregoing instrument was acknowledged before me this _____ day of _____ 1990.

Claire Rosati Feley by *[Signature]*
Notary Public
respectively, of American National Bank and Trust Company of Chicago, a national banking association, as Trustee, as aforesaid, on behalf of the _____ association.



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EXHIBIT A

LOTS 5, 6, 7 AND 8 IN BLOCK 1 IN FURNER'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 5221-27 West North Avenue, Chicago, Illinois

Tax ID#s: 16-04-107-003-0000; 16-04-107-004-0000; 16-04-107-005-0000; 16-04-107-006-0000

Property of Cook County Clerk's Office

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