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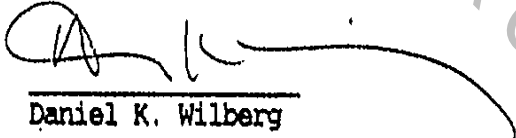
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CERTIFICATE

Daniel K. Wilberg, a Senior Advisory Title Officer of Tigor Title Insurance Company of California, hereby certifies as follows:

- 1) There appears of record a certain Extension and Modification Agreement between American National Bank and Trust Company of Chicago; Harris Trust and Savings Bank, as Trustee under Trust Agreement dated 7/27/87 known as Trust No. 44099; and Jifco, Inc. II recorded 5/6/91 as Document No. 91-212,619 which affects the land described in Exhibit A hereto.
- 2) Subsequent to its preparation, it became necessary to amend certain aspects of said Agreement. Attached hereto so as to give notice of such amendments is a certain original letter between the above parties which was presented to the undersigned in unrecordable form but with the understanding that it should be disclosed of record in some manner.

Dated May 21, 1991


 Daniel K. Wilberg

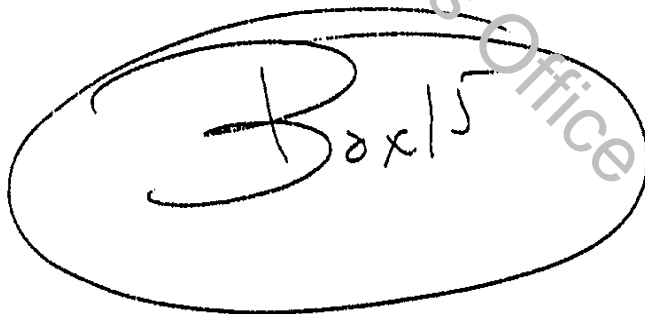
Certificate prepared by:
 Daniel K. Wilberg
 Tigor Title Insurance Company
 of California
 203 N. LaSalle - 1400
 Chicago IL 60601-1297

After recording, mail to:
 Stephen A. Malato
 Hinshaw & Culbertson
 222 North LaSalle - 300
 Chicago IL 60601

DEPT-01 RECORDING \$16.00
 T#2222 TRAN 0743 05/22/91 14:42:00
 #8784 # B *-91-244230
 COOK COUNTY RECORDER

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BOX 15



TT 26974 DKW 1 22 Box 15

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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1001 N. Dearborn St.

CHICAGO, ILL. 60610

ALICE B. BROWN, Clerk
Cook County, Illinois
1001 N. Dearborn St.
Chicago, IL 60610

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Handwritten signature and notes.

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American National Bank
and Trust Company of Chicago

Real Estate Division

March 4, 1991

JIFFCO, INC. II
5722 West Dempster Street
Morton Grove, Illinois 60053

HARRIS TRUST AND SAVINGS BANK,
as Trustee under Trust Agreement
dated July 27, 1987 and known as
Trust No. 44099

Re: Modification of American National Bank and
Trust Company of Chicago Loan to Richard
Fanslow

Gentlemen:

By your approval and acceptance to the left and below the signature of the undersigned, American National Bank and Trust Company of Chicago ("Bank"), Extension and Modification Agreement dated February 27, 1991 but effective December 1, 1990 among you and Bank is amended in the following respects:

- A. by adding the words "the Collateral Assignment of the Beneficial Interest to the Mortgagee and" immediately following the word "for" appearing in the first line of Paragraph 1 (b);
- B. by deleting the semi-colon (;) following the word "Agreement" appearing in Paragraph 1 (c) and adding "and two (2) alleged mechanic lien claims asserted by Burdco Environmental, Inc. in the amounts of \$49,558.00 and \$12,832.00 in Cook County Circuit Court Case No. 91CH 00708;"
- C. by changing the figure "\$12,500,000.00" appearing in Paragraph 3 (a) to "\$12,150,000.00"

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American National Bank

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Exoneration provision regarding any liability of Harris Trust and Savings Bank, stamped on the reverse side hereof, is hereby expressly made a part hereof.

Jiffco, Inc. II
Harris Trust and Saving
Bank Trust No. 44099
March 4, 1991
Page - 2-

D. by deleting the period (.) following the last sentence in Paragraph 5 and adding "except if such operating and other expenses are in fact paid by tenant pursuant to the terms and conditions of their respective Other Leases."

Very truly yours,

AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO

By: *M. Anderson*
Title: Commercial Banking Officer

APPROVED AND ACCEPTED this
5th day of April, 1991.

JIFFCO, INC. II

By: *[Signature]*
Title: _____

HARRIS TRUST AND SAVINGS BANK, as
Trustee, Trust No. 44099 and not individually

By: *[Signature]*
Title: ASSISTANT VICE PRESIDENT

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it is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, representations, covenants, indemnities, undertakings and agreements herein made on the part of the Harris Trust and Savings Bank, while in form purporting to be the warranties, representations, covenants, indemnities, undertakings and agreements of said Harris Trust and Savings Bank are nevertheless each and every one of them made and intended not as personal warranties, representations, covenants, indemnities, undertakings and agreements by the Harris Trust and Savings Bank or for the purpose or with the intention of binding said Harris Trust and Savings Bank personally but are made and intended solely for the purpose of binding that portion of the trust property specifically described herein; and this instrument is executed and delivered by said Harris Trust and Savings Bank and in its own right, but solely in the exercise of the powers conferred upon it by virtue of the land trust agreement; and that no personal liability, or personal responsibility is assumed by, nor shall at any time be asserted or enforceable against the Harris Trust and Savings Bank on account of this instrument or on account of any warranties, representations, indemnities, covenants, undertakings or agreements in this instrument contained, either expressed or implied; all such personal liability, if any, being expressly waived and released by the other parties to this instrument and by all persons claiming by, through, or under said parties. The parties to this instrument hereby acknowledge that under the terms of the land trust agreement the Harris Trust and Savings Bank has no obligations or duties in regard to the operation, management and control of the trust premises, nor does it have any possessory interest therein; and that said bank has no right to any of the rents, avails and proceeds from said trust premises. Notwithstanding anything in this instrument contained the Harris Trust and Savings Bank is not the agent for the Beneficiary of its trust; and in the event of any conflict between the provisions of this exculpatory paragraph and the body of this instrument, the provisions of this paragraph shall control.

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EXHIBIT "A"

LEGAL DESCRIPTION

Lots 16 to 22, inclusive, in Block 7 of Fort Dearborn Addition to Chicago, the whole Southwest Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 17-10-303-016

Volume: 510

Property Address: 200-214 N. Michigan Ave., Chicago, Ill.

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