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M.
A.

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MODIFICATION AGREEMENT

This Note and Mortgage Modification Agreement (the "Agreement") is made as of the 30th day of JUNE, 1992, by MAP INVESTMENTS, INC., ("Borrower") and NBD BANK EVANSTON, N.A., a national banking association ("NBD"):

WITNESSETH:

WHEREAS, NBD has loaned FIVE HUNDRED THOUSAND and 00/100 (\$500,000.00) DOLLARS to Borrower (the "Loan") and,

WHEREAS, the Loan is evidenced by a Note dated January 22, 1990, made by Borrower in the principal amount of FIVE HUNDRED THOUSAND 00/100 DOLLARS (\$500,000.00) (the "Note"); and,

WHEREAS, the Note is secured by a Mortgage dated January 22 1990, made by Borrower and recorded February 20, 1990, as Document Number 90079447 in the Office of the Recorder of Deeds of Cook County, Illinois (the "Mortgage"), which Mortgage was modified by Modification Agreement dated March 3, 1992, which encumbers the property described in Exhibit "A" attached hereto (the "Property"); and,

WHEREAS, the Borrower has requested and NBD has agreed to modify the terms and conditions of the Note and Mortgage in accordance with the terms and conditions herein contained:

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt of which is hereby acknowledged, Borrower and Trustee and NBD agree as follows:

1. The date "June 30, 1992" (the "Maturity Date"), whenever it appears in the Note and Mortgage is hereby deleted and October 31, 1992, (the "New Maturity Date") is substituted therefore, thereby extending the maturity date of the Note to the New Maturity Date.

2. The interest rate set forth in the Note, until further modified, at PRIME PLUS ONE (P+1%) percent per annum remains the same; provided, however, any unpaid principal or interest at maturity, whether by acceleration or otherwise, shall bear interest at the default rate of PRIME PLUS FOUR (P+4%) percent.

3. The Borrower hereby acknowledges that, as of the date of this Agreement, the outstanding principal balance owed under the Note is FOUR HUNDRED FIFTY THOUSAND and 00/100 (\$450,000.00) Dollars and there is no outstanding interest owed under the Note.

4. Notwithstanding any provisions of the Note which may be or appear to be to the contrary, from and after the date of this Agreement and continuing until the full amount of the principal indebtedness evidenced by the Note becomes due, whether by acceleration or otherwise, the monthly payment by Borrower under the Note shall be INTEREST ONLY.

5. As used in the Note and Trust Deed, the terms "Note" and "Mortgage" shall mean and include each of said instruments, respectively, as supplemented and modified by this Agreement.

6. As supplemented and modified hereby, each of the Note and Mortgage is hereby ratified, adopted and confirmed.

DEPT-01 RECORDINGS 129.50
747997 TRAN 2945 08/24/92 10:12:00
#0176 # 92-625174
COOK COUNTY RECORDER

\$ 29.50

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I, WITNESS WHEREOF, the parties have executed or caused this Agreement to be executed by their duly authorized representatives as of the day and year first written above.

MAP INVESTMENTS, INC.

By: *Philip J. Zera*
Its: *President*

ATTEST:

By: *Philip J. Zera*
Its: *Secretary*

NBD BANK EVANSTON, N.A.

By: *Matthew J. Mariani*
Its: *Commercial Banking Officer*

ATTEST:

By: *Rosa V. Ullrich*
Its: *Notary Public*

THIS INSTRUMENT PREPARED BY AND MAIL TO:
NBD BANK EVANSTON, N.A.
1603 ORRINGTON AVENUE
EVANSTON, ILLINOIS 60204
CHARETTE GO

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STATE OF ILLINOIS)
) SS
COUNTY OF)

I, _____, a Notary Public in and for said County and State, do hereby certify that the above named _____ and _____ of NBD BANK EVANSTON, N.A., personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____ and _____ respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 19____.

Notary Public

"OFFICIAL SEAL"
Rosario D. Baradi-Go
Notary Public of Illinois
My Commission Expires 12/1/92

STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, Rose Mary Ozete, a Notary Public in and for said County and State, do hereby certify that the above named Philip V. Zera and Alex Zera of said, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Philip V. Zera and Alex Zera respectively, appeared before me this day in person, and acknowledged that they signed and delivered said instrument as their free and voluntary act of said Company for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 12th day of August, 1992.

Notary Public

"OFFICIAL SEAL"
ROSE MARY OZETE
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 12/1/93

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LEGAL DESCRIPTION

Parcel 1

That part of the West 1/2 of the South West 1/4 of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at a point on the west line thereof, a distance of 1,778.92 feet south of the north west corner thereof, said point also being a point on the westerly line of Lot 1 in Zora Subdivision No. One, recorded December 2, 1981 as document 26074398; thence south along the aforesaid west line of the west 1/2 of the south west 1/4 to its point of intersection with the said westerly line of lot 1; thence northerly along the westerly line of aforesaid L1 following three courses; north 11 degrees 48 minutes 34 seconds east, 189.05 feet; thence north 92 degrees 43 minutes 28 seconds east, 136.66 feet; thence north 13 degrees 36 minutes 32 seconds west 111.52 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2

That part of the west 1/3 of the north 1/2 of the south west 1/4 of Section 24, Township 41 North, Range 13, East of the Third Principal Meridian (Taylors addition now vacated) lying east of the right of way of Chicago and Northwestern Railroad described as follows: beginning at a point in the easterly line of said right of way 517.92 feet southeasterly of the center line of Washington Street measured along said right of way line thence southwesterly along said right of way 213.08 feet; thence east at an angle of 65 degrees 19 minutes 30.32 feet to the west line of Pitner Avenue; thence north 179.7 feet to a point 485 feet south of the center line of Washington Street; thence west parallel to the center line of Washington Street 100 feet thence north parallel to the west line of Pitner Avenue 76 feet thence southwesterly 137.55 feet to the point of beginning in Cook County, Illinois

Also

That part of the west 1/3 of the North 1/2 of the South West 1/4 of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian (Taylors Addition to Evanston now vacated) lying east of the right of way of Chicago and Northwestern Railroad described as follows: Beginning at a point in the easterly line of said right of way 517.92 feet westerly of the center line of Washington Street measured along said right of way line, thence northeasterly along said right of way line 517.92 feet; thence east along the center line of Washington Street 100 feet to the west line of Pitner Avenue; thence south along the west line of Pitner Avenue 485 feet; thence west parallel to the center line of Washington Street 100 feet; thence north parallel to the west line of Pitner Avenue 76 feet; thence southwesterly 137.55 feet to the point of beginning, in Cook County, Illinois.

EXCEPT THE FOLLOWING LEGAL DESCRIPTION

That part of the South West 1/4 of Section 24, Township 41 North Range 13 East of the Third Principal Meridian, bounded and described as follows:

Commencing at a point on the South line of Main Street (said South line being 33.00 feet South of the North line of said South West 1/4 of said Section 24 as measured perpendicular thereto) and 56.50 feet Northwesterly from the centerline of the most Southeasterly or Southbound main tract of the Chicago and Northwestern Transportation Company as said main tract was located prior to its removal said point also being the Northeast corner of General Dynamics-Evanston Industrial Park, Being a Subdivision in the Southwest 1/4 of said Section 24, Recorded April 28, 1969 as Document 20823144 and Rerecorded on May 16, 1969 as Document 20843500; Thence along said South line of Main Street North 90 degrees, 00 minutes, 00 seconds East, a distance of 19.52 feet to the point of beginning; thence South 24 degrees, 26 minutes, 16 seconds West, a distance of 128.42 feet; thence South 65 degrees, 33 minutes, 44 seconds East, a distance of 2.84 feet to a point of curvature; thence along a curve to the left having a radius of 745.96 feet an arc length of 64.57 feet and having a chord which bears South 16 degrees, 57 minutes, 37 seconds West, to a point of reserve curvature; thence along a curve to the right having a radius of 685.96 feet an arc length of 119.21 feet and having a chord which bears South 19 degrees, 27 minutes, 32 seconds west; thence South 24 degrees, 26 minutes, 16 seconds West, a distance of 1102.88 feet; Thence North 89 degrees, 45 minutes, 16 seconds East,

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a distance of 366.35 feet; thence North 02 degrees, 27 minutes, 49 seconds East, a distance of 60.06 feet; thence South 89 degrees, 45 minutes, 16 seconds West, a distance of 228.78 feet to a point of curvature; thence along a curve to the right having a radius of 30.00 feet an arc length of 60.05 feet and having a chord which bears North 32 degrees, 54 minutes, 14 seconds West, to a point on the South East line of the Chicago and Northwestern Transportation Company Right of Way; thence along said South East line of the Chicago and Northwestern Transportation Company Right of Way, North 24 degrees, 26 minutes, 16 seconds East, a distance of 1115.57 feet to a point 195.00 feet Southwesterly as measured along said Southeasterly line of the Chicago and Northwestern Transportation Company Right of Way from its intersection with said South line of Main Street (said South line being 33.00 feet South of the North Line of said South West 1/4 of Section 24 as measured perpendicular thereto); thence Northwesterly at right angles to the last described course, a distance of 12.00 feet to a point distant 9.0 feet Easterly, measured radially, from the centerline of the Chicago and Northwestern Transportation Company, spur track ICC Number E-232, as said spur track was originally located and established prior to its removal; thence parallel with said spur track North 14 degrees, 28 minutes, 49 seconds East, a distance of 37.19 feet to a point distance 25.0 feet Southeasterly, measured at right angles, from the centerline of the most Southeasterly main track of the Chicago and Northwestern Transportation Company as originally located and established prior to its removal; thence parallel with said centerline of the most Southeasterly main track of the Chicago and Northwestern Transportation Company as originally located and established prior to its removal North 24 degrees, 26 minutes, 16 seconds East, a distance of 150.0 feet to a point on the said South line of Main Street; thence along said South line of Main Street North 90 degrees, 00 minutes, 00 seconds West, a distance of 69.35 feet to the point of beginning, in Cook County, Illinois.

Property Address: the parcel of land West of Pitner Avenue and North of Cleveland Street, Evanston, Ill.

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