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COOK COUNTY, ILLINOIS
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MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT made as of the 1st day of August, 1992 by and between, Colonial Bank not personally but as trustee under trust number 1629 dated August 25, 1989, (whether one or more, and if more than one, jointly and severally) being hereinafter referred to as the "Borrowers" and OLD KENT BANK, an Illinois Banking Corporation, maintaining its principal office at 105 South York Street, Elmhurst, Illinois 60126, said bank together with its successors and assigns, including each and every holder from time to time of the note (as hereinafter defined) being hereinafter referred to as the "Mortgagee";

W I T N E S S E T H

WHEREAS, the Mortgagee has heretofore loaned the Borrowers the principal sum of Seven Hundred Thousand and No/100 Dollars (\$700,000.00) which loan is evidence by a promissory note being hereinafter referred to as the "Note", dated as of May 3, 1990 executed by Borrowers and payable to the order of the Mortgagee, with final payment due on November 1, 1991.

WHEREAS, the Note is secured by a mortgage of even date therewith being hereinafter referred as to the "Mortgage" executed by the Borrower creating a lien on certain real property located in Cook County, Illinois and legally described on Exhibit A attached hereto, which Mortgage was recorded with the Recorder of Deeds for said county on May 9, 1990 as document number 90215120 and, Mortgage Modification Agreement recorded September 6, 1991 as document number 91460027 and, Mortgage Modification Agreement recorded December 9, 1991 as document number 91645610 and, Mortgage Modification Agreement recorded April 3, 1992 as document number 92226809 and, Mortgage Modification Agreement recorded May 11, 1992 as document number 92320273 and.

WHEREAS, the Borrowers and the Mortgagee desire to modify the terms for the payment of the Note as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Borrowers and the Mortgagee do hereby agree as follows:

1. The principal indebtedness evidenced by the Note*presently outstanding is Seven Hundred Eighty-Eight Thousand Ninety-Three and 65/100 Dollars (\$788,093.65) which shall be paid as follows:

Principal shall be paid in full on February 1, 1993. Accrued interest shall be paid on September 1, 1992, and on the first day of each month thereafter until the principal balance shall be paid in full.

*This Note is a Construction Line of Credit with availability of \$800,000.00.

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The Board of Supervisors of Cook County, Illinois, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Board of Supervisors of Cook County, Illinois.

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02190010

The Board of Supervisors of Cook County, Illinois, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of the Board of Supervisors of Cook County, Illinois.

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2. All referenced in the Mortgage to the Note shall refer to the Note as herein modified.

3. All references in the Note to the Mortgage shall refer to the Mortgage as herein modified.

4. Environmental Warranties and Agreements. Mortgagor warrants and represents to, and agrees with, Bank as follows:

(a) The premises, and all operations and activities thereon, are and shall continue to be in compliance with all environmental laws, and the premises are not and shall not become (i) contaminated by, or the site of the disposal or release of, and hazardous substance, (ii) the source of any contamination, by any hazardous substance, of any adjacent property or of any groundwater or surface water, or (iii) the source of any air emission in excess of any legal limit now or hereafter in effect; and, except as expressly disclosed by Mortgagor to Bank in writing, no asbestos or polychlorinated biphenyls are present or contained in or on the premises.

(b) Mortgagor shall take all actions necessary to investigate, clean up, and eliminate the source of, any past, present or future contamination of the premises by any hazardous substance and to prevent any additional contamination of the premises. The taking of action by Mortgagor under this subparagraph (b) shall not limit any other right or remedy available to Bank by reason of any such contamination (including Bank's right to accelerate payment of the indebtedness).

(c) For purposes of this Mortgage, (i) "environmental law" means any past, present or future federal, state, local or foreign law, ordinance, rule, regulation or order that regulates or is intended to protect public health or the environment or that establishes liability for the investigation, removal or clean-up of, or damage caused by any environmental contamination, including, without limitation, any law, ordinance, rule, regulation or order that regulates or prescribes requirements for air quality, water quality, or the disposition, transportation or management of waste materials or toxic substances; (ii) "hazardous substance" means any product or waste that is now or hereafter regulated by or subject to any environmental law and any other hazardous substance, pollutant, contaminant or waste, including, without limitation, asbestos and polychlorinated biphenyls; and (iii) property shall be considered to be "contaminated" by a hazardous substance if a hazardous substance is present on or in the property in any amount of level.

5. The Borrowers hereby restate and reaffirm each and every representation, warrant, covenant and agreement contained in the note and the Mortgage as fully as if such representations, warranties, covenants and agreements were set forth herein.

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6. Except as hereinabove and modified and amended, the Note and Mortgage and all of the terms, conditions and provisions thereof, shall in all respects remain unmodified and unchanged and shall continue to serve as evidence of the indebtedness or as security for indebtedness described therein. Without limiting the generality of the foregoing, all provisions of the Note and Mortgage, as respectively amended herein, relating to the defaults in payment of principal, interest or other amounts, with respect to other defaults with respect to obligations of the Borrowers, and with respect to remedies of the Bank, shall continue to be as provided in the Note and the Mortgage, as amended herein, without change or modification.

7. It is the express intention and agreement of the parties hereto that neither the modification of the Note and Mortgage or any extension of the maturity or terms thereof as provided aforesaid is intended nor shall be construed as an extinguishment, revocation, satisfaction or discharge of any of the liabilities or obligations under the Note and the Mortgage, or any guaranty thereof. The execution of this Agreement by the Mortgagee shall not be deemed to be a waiver of its rights under any other agreement, note, mortgage, trust deed, security agreement, assignment instrument, guaranty or other document on the part of the Mortgagee in exercising any right nor shall operate as a waiver of such right or any other rights. A waiver and revocation shall not be construed as a bar or waiver of any right or remedy on any future occasion. All of the Mortgagee's rights and remedies whether evidenced by the Mortgage hereby or by any other agreement, guaranty, mortgage, trust deed, note, security agreement, assignment, instrument or other document shall be cumulative and in addition to all other rights and remedies granted to the Mortgagee at law or in equity and may be exercised from time to time as often as deemed expedient by the Mortgagee. The obligations of the Borrowers hereunder shall be joint and several.

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IN WITNESS WHEREOF, the Mortgagee and Borrowers have affixed their hands and seals as of the 1st day of August, 1992.

BORROWERS: Colonial Bank not personally but as trustee under trust number 1629 dated August 25, 1989

THIS INSTRUMENT WAS PREPARED BY
CLIFF SCOTT-RUDNICK
OLD KENT BANK
105 SOUTH YORK STREET
ELMHURST, ILLINOIS 60126

Mail To:
Commerical Loan Administration
Old Kent Bank
105 S. York
Elmhurst, IL 60126

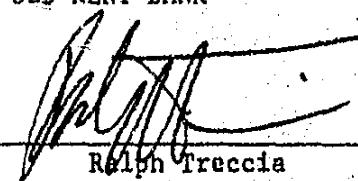
BY: _____

SEE SIGNATURE PAGE ATTACHED

MORTGAGEE:

OLD KENT BANK

By: _____



Ralph Treccia
Vice President

its: _____

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SIGNATURE RIDER ATTACHED MORTGAGE MODIFICATION AGREEMENT DATED AUGUST 1, 1992 (OLD KENT BANK)

This document is executed by COLONIAL BANK, not personally but as Trustee under Trust No. 1629 as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as such, and it is expressly understood and agreed that nothing in said document contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied, including but not limited to warranties, indemnifications, and hold harmless representations in said document (all such liability if any, being expressly waived by the parties hereto and their respective successors and assigns) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting any factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. In event of conflict between the terms of this rider and of the agreement to which it is attached, on any questions of apparent liability or obligation resting upon said trustee, the provisions of this rider shall be controlling.

COLONIAL BANK, not personally, but solely as Trustee Under Trust Agreement dated August 25, 1989 and known as Trust No. 1629.

BY: Lorraine Nagle, Trust Officer

ATTEST: Maureen L. Prochenski
Maureen L. Prochenski, Asst. Secretary

Clerk's Office

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EXHIBIT A

LOT 15 & 16 IN APPLE KNOLL INDUSTRIAL PARK UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1984 AS DOCUMENT NUMBER 26956563 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 10461 WEST 163rd PLACE, ORLAND PARK, ILLINOIS
PIN# 27-20-401-026, 27-20-401-025

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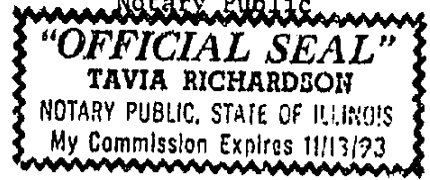
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State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Lorraine Nagle, Trust Officer of COLONIAL BANK and Maureen L. Prochenski, Assistant Secretary of COLONIAL BANK are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Asst. Secretary, respectively, appeared before me this day in person and acknowledges that they signed and delivered the said instrument as their own free and voluntary act of said Asst. Secretary as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 27th day of August, 19 92.

Tavia Richardson
Notary Public

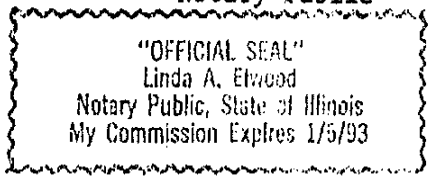


State of Illinois)
) SS.
County of DuPage)

I, Linda Elwood, a Notary Public in and for said County in the state aforesaid, do hereby certify that Ralph Treccia, Vice President of Old Kent Bank, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that (he) (~~she~~) signed and delivered the said instrument as (his) (~~her~~) own free and voluntary act of said bank as aforesaid, for the uses and purposes therein set forth; and the said Vice President then and there acknowledged that (he) (~~she~~), as custodian of the corporate seal of said Bank, did affix the corporate seal of said bank to said instrument as (his) (~~her~~) own free and voluntary act and at the free and voluntary act of said Bank of Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1st day of August, 19 92.

Linda Elwood
Notary Public



State of Illinois)
) SS.
County of)

I, _____, a Notary Public in and for said County and State aforesaid, do hereby certify that _____, 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 he signed and delivered the said instrument at his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, 19 ____.

Notary Public

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