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LOAN MODIFICATION AGREEMENT

THIS AGREEMENT, is made and entered into as of December 1, 1991 by and between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois Corporation ("BANK"), CHICAGO TITLE AND TRUST COMPANY ("TRUSTEE"), MID TOWN BANK AND TRUST COMPANY OF CHICAGO, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED 3/27/85 A/K/A TRUST NO. 1285 ("BORROWERS") AND LEONARD CERULLO AND CHERYL CERULLO ("GUARANTORS").

WHEREAS:

1. The BORROWER has heretofore executed a Promissory Note dated April 15, 1985 in the principal amount of Two Hundred Seventy Thousand and 00/100 (\$270,000.00) Dollars ("NOTE"), of which the BANK is presently the holder;
2. The NOTE is secured by a Trust Deed dated April 15, 1985 and recorded in the Recorders Office of Cook County, Illinois as document number 27522032 ("TRUST DEED"), conveying to TRUSTEE certain real estate described in Exhibit "A" attached hereto and by this reference incorporated herein ("REAL ESTATE");
3. The NOTE is further secured by an Assignment of Rents of even date therewith and recorded in the Recorders Office of Cook County, Illinois as document number 27522033 ("ASSIGNMENT OF RENTS") assigning all the rents and profits from the REAL ESTATE;
4. The NOTE is further secured by a Collateral Assignment of the Beneficial Interest in that certain Land Trust which is known as Mid Town Bank and Trust Company of Chicago a/t/u Trust Agreement dated 3/27/85 a/k/a Trust No. 1268 ("ASSIGNMENT OF BENEFICIAL INTEREST") which land trust holds title to the described REAL ESTATE;
5. The NOTE is further secured by a Personal Guaranty ("GUARANTY") dated of even date therewith and executed by the GUARANTORS guaranteeing repayment of the indebtedness evidenced by said NOTE;
6. The BANK has disbursed to BORROWER the sum of Two Hundred Seventy Thousand and 00/100 (\$270,000.00) Dollars which amount represents the entire principal sum of the indebtedness evidenced by the NOTE;
7. The interest rate evidenced on said NOTE is 10.25% per annum;
8. The BORROWER and the GUARANTORS desire to amend the loan amount, interest rate, maturity date and repayment terms, as evidenced by the NOTE;
9. The BANK has agreed to such modification pursuant to the terms and conditions of a commitment of the BANK dated November 4, 1991 ("COMMITMENT").

NOW THEREFORE, notwithstanding anything contained in the NOTE, TRUST DEED, ASSIGNMENT OF RENTS AND GUARANTY, and in consideration of the mutual covenants, conditions, and premises contained herein, the PARTIES HERETO AGREE AS FOLLOWS:

- A. The principal amount evidenced by the NOTE as of this date is Two Hundred Fifty-Seven Thousand Seven Hundred Thirty and 39/100 (\$257,730.39) Dollars.
- B. The interest rate evidenced by NOTE as of this date is 8.50% per annum;
- C. Principal and interest payments in the amount of Three Thousand Two Hundred Twenty-Three and 63/100 (\$3,223.63) Dollars shall be due monthly beginning January 1, 1992 and each and every month thereafter until the maturity date stated herein.
- D. The maturity date of the loan is hereby amended to December 1, 2001.
- E. Except as modified herein, the terms, covenants and conditions of the TRUST DEED, ASSIGNMENT OF RENTS AND GUARANTY shall remain unchanged and otherwise in full force and effect. In the event of any inconsistency between the terms of this agreement and the terms of the NOTE and/or TRUST DEED, ASSIGNMENT OF RENTS AND GUARANTY, the terms herein shall control.

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F. The lien of the TRUST DEED and ASSIGNMENT OF RENTS are hereby modified as security for the payment of the principal sum evidenced by the NOTE and amended by this MODIFICATION AGREEMENT.
G. This agreement shall be governed by and construed under the laws of the State of Illinois.
IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and the year first written above.

MID TOWN BANK AND TRUST COMPANY OF CHICAGO ("BANK")

By:

Mary C. Sweeney, Vice President

Attest:

Carmen Rosario, Assistant Secretary

BORROWER:

MID TOWN BANK AND TRUST COMPANY OF CHICAGO,

not personally but as Trustee aforesaid:

By:

Deborah Stepaniec, Trust Officer

Attest:

Carmen Rosario, Assistant Secretary

GUARANTORS:

Leonard Cerullo

Cheryl Cerullo

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CHICAGO TITLE AND TRUST COMPANY OF CHICAGO ("TRUSTEE")

By: *[Signature]*

Attest: *[Signature]*

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Mary C. Sweeney, Vice President of Mid Town Bank and Trust Company of Chicago, an Illinois corporation, and Carmen Rosario, Assistant Secretary of said Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary acts of said corporation, for the uses and purposes therein set forth; and the Assistant Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said corporation, did affix said corporate seal to said instrument as her own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this December 1st, 1991.

Jill E. Bishop
Notary Public

My commission expires:



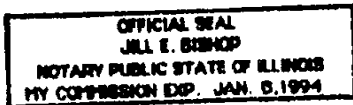
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Deborah Stephanites, Trust Officer of Mid Town Bank and Trust Company of Chicago, an Illinois corporation, and Carmen Rosario, Assistant Secretary of said Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary acts of said corporation, for the uses and purposes therein set forth; and the Assistant Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said corporation, did affix said corporate seal to said instrument as her own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this December 1, 1991.

Jill E. Bishop
Notary Public

My commission expires:



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EXHIBIT "A"

LEGAL DESCRIPTION:

LOT 9 AND 10 (EXCEPT THE SOUTH 30 FEET THEREOF) ALL IN BLOCK 10 IN O. C. BRAESE'S SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THERE OF RECORDED JANUARY 29, 1923 AS DOCUMENT 7788819 IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

15-01-216-043

PROPERTY COMMONLY KNOWN AS:

1212 NORTH MONROE, RIVER FOREST, ILLINOIS 60305

Property of Cook County Clerk's Office

MAIL TO: Mid Town Bank
ATTN: Brenda Anderson
2021 N. Clark St.
Chicago IL 60614

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