

BOX 938 2

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WHEREAS, the payment and performance of the obligations and Note are secured by, among other things, that certain mortgage dated January 20, 1989 executed and delivered by Mortgagor to Mortgagee ("Original Mortgage") which Original Mortgage was recorded on January 20, 1989 as document 89032299 in the Public Records of Cook County, Illinois and which Mortgage constitutes a mortgage lien against the real property legally described on Exhibit A attached hereto and made a part hereof;

WHEREAS, pursuant to the Loan Agreement, Mortgagor has, among other things, executed and delivered to Mortgagee, and Mortgagor is justly indebted to Mortgagee upon, a revolving Credit Promissory Note dated March 29, 1991 in the original principal amount of Seven Million and 00/100 Dollars (\$7,000,000.00) (the "Note"), which Note evidences a portion of the obligations (as that term is defined in the Loan Agreement), payable as set forth therein;

WHEREAS, on January 20, 1989, Mortgagor and Mortgagee mutually executed a Loan and Security Agreement (the "Loan Agreement"), under which Mortgagee advanced and agreed to advance certain sums of money to Mortgagor;

W I T N E S S E T H

This Second Modification of Mortgage ("Modification") is made and entered into as of the 31 day of January, 1992 by and between American National Bank and Trust Company of Chicago, a national banking association, having an office at 33 North LaSalle Street, Chicago, Illinois 60690 (the "Mortgagee") and PSM Industries, Inc., a Delaware corporation, having its chief executive office at 3912 West McLean Avenue, Chicago, Illinois 60647 (the "Mortgagor").

Second Modification of Mortgage

Shefsky & Froelich Ltd.  
444 North Michigan Avenue  
Suite 2500  
Chicago, Illinois 60611  
Attn: Linda R. Robison, Esq.

92100113

1992 FEB 18 PM 3:53

and when recorded return to: COOK COUNTY, ILLINOIS  
FILED FOR RECORD

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This document prepared by

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WHEREAS, the Original Mortgage was modified by that certain First Modification of Mortgage dated January 31, 1992 ("Mortgage Modification") executed and delivered by and between Mortgagee and Mortgagee, which Mortgage Modification was recorded on Cook County, Illinois (the Original Mortgage and the Mortgage Modification are hereinafter collectively referred to as the "Mortgage") (the Loan Agreement, Note and Mortgage are hereinafter collectively referred to as the "Loan Documents");

WHEREAS, Section 3.1 of the Loan Agreement provides the Mortgagee shall grant to Mortgagee a security interest in and lien against all Property (as that term is defined in the Loan Agreement) acquired subsequent to the date of the Loan Agreement;

WHEREAS, the Mortgagee has acquired the real property legally described on Exhibit B attached hereto and made a part hereof (the "Additional Collateral");

WHEREAS, as required under the Loan Agreement, Mortgagee acknowledging and agreeing that Mortgagee benefits directly from the loans and advances made by Mortgagee under the Loan Agreement, Mortgagee desires to add the Additional Collateral to the Mortgage;

WHEREAS, Mortgagee desires to have the Additional Collateral added to the Mortgage; and

WHEREAS, the parties hereto desire to memorialize the modification of the Mortgage by this writing;

NOW THEREFORE, in consideration of these premises, the mutual covenants set forth below, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree to the following:

1. The foregoing recitals are hereby incorporated as if fully rewritten.
2. All capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such terms in the Loan Documents.
3. Exhibit A to the Mortgage is hereby modified to include the Additional Collateral legally described on Exhibit B attached to this Modification. The terms Real Estate and Premises as used in the Mortgage shall include the Additional Collateral.

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Attest: Mr. J. D. [Signature] Atty. Gen. Atty. Gen.

By: June [Signature] VP  
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association  
Its: John [Signature] VICE PRESIDENT FINANCE  
PSM INDUSTRIES, INC., a Delaware corporation

MORTGAGEE: MORTGAGOR:

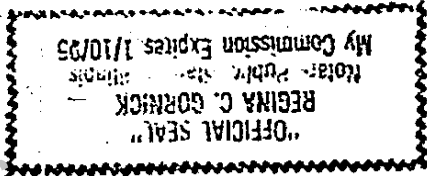
The parties hereto have executed this Modification as of the day and year first written above.

- 4. Mortgagor does hereby grant, bargain, sell, assign, convey mortgage and warrant to Mortgagee, its successors and assigns, the Additional collateral, all as more fully set forth in the Mortgage.
- 5. This Modification may be executed in any number of counterparts each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- 6. Except as and to the extent herein modified the Mortgage is and shall remain in full force and effect.

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My Commission Expires:

Notary Public  
*[Signature]*

GIVEN under my hand and Notary Seal this 14th day of *[Month]*, 1992.

I, *[Signature]*, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that *[Signature]* Vice President of American National Bank and Trust Company of Chicago, a national banking association, and Assistant Secretary of said national banking association, 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 use and purposes therein set forth; and the said Vice President did also then and there acknowledge that he as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his own free and voluntary act, and as the free and voluntary act of said national banking association, for the uses and purposes therein set forth.

STATE OF ILLINOIS  
COUNTY OF COOK

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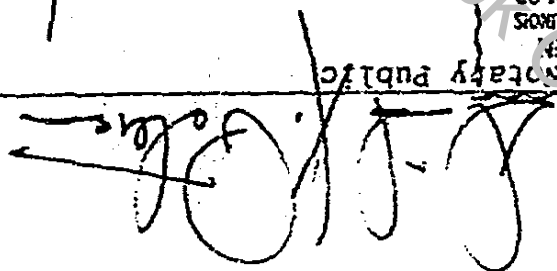
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"OFFICIAL SEAL/NOTARY PUBLIC"  
 DAVID J. PETERSEN  
 HONORARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 1-31-93



My Commission Expires: 1/31/93

GIVEN under my hand and Notary seal this 31 day of \_\_\_\_\_, 1992

I, David J. Petersen, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that David J. Petersen personally known to me to be the VICE President of PSM Industries, Inc., a Delaware corporation, and Susan Lepore personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such VICE President and Secretary, they signed and delivered the said instrument, pursuant to authority, given by the Board of DIRECTORS of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

) STATE OF ILLINOIS  
 ) COUNTY OF COOK  
 ) SS  
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13-55-123-011  
-023  
-024  
-035 to -042  
-066  
-079

COMMONLY KNOWN AS: 3912 West McLean Avenue Chicago, Illinois 60647

Property of

PARCEL 1: LOTS 4 TO 9, BOTH INCLUSIVE, AND LOTS 29 TO 37, BOTH INCLUSIVE AND LOTS 39 TO 53, BOTH INCLUSIVE, (EXCEPT THE NORTH 1/4 PART OF LOTS 31 TO 33, BOTH INCLUSIVE DEDICATED FOR PUBLIC STREET PURPOSES IN PLAT OF SECTION BEGOTTED SEPTEMBER 29, 1966 AS DOCUMENT 19556481) IN PRICE AND MOSS SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF THE EAST AND WEST 16 FOOT VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS 4 TO 9, BOTH INCLUSIVE AND LYING NORTH OF AND ADJOINING LOTS 39 TO 53, BOTH INCLUSIVE, IN PRICE AND MOSS SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE NORTH 1/2 OF VACATED MCLEAN AVENUE LYING SOUTH OF AND ADJOINING LOTS 29 TO 37, BOTH INCLUSIVE AND THE SOUTH 1/2 OF VACATED MCLEAN AVENUE LYING NORTH OF AND ADJOINING LOTS 39 TO 53, BOTH INCLUSIVE, IN PRICE AND MOSS SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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13-35-123-083  
-084

COMMONLY KNOWN AS: 3938 WEST MCLEAN AVENUE  
CHICAGO, ILLINOIS 60647

LOTS 22 TO 28 IN PRICE AND MOSS SUBDIVISION OF THE SOUTHWEST  
1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

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