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MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT made and entered into as of the 1st day of February 1992 by and between NBD PARK RIDGE BANK ("Bank") the owner of the mortgage hereinafter described and NBD Trust Company of Illinois, Successor Trustee to the NBD Park Ridge Bank, f/k/a Citizens Bank & Trust Company, not personally, but as Trustee under a Trust Agreement dated August 18, 1986 and known as Trust #66-5445 the owner of the real estate hereinafter and in said mortgage described ("Borrower").

WITNESSETH

WHEREAS, the Borrower has heretofore executed and delivered to the Bank Borrower's Note dated June 1, 1988 and maturity date of June 1, 2003 in the principal sum of One Million Seven Hundred Thousand and no/100 Dollars (\$1,700,000.00) payable to the order of the Bank (herein called the "Note") which Note is secured by a Mortgage (herein called the "Mortgage") and Assignment of Rents and Leases (herein called the "Assignment") recorded June 30, 1988 in the Recorder's Office of Cook County, in the State of Illinois, as document Nos. 88287008 and 88287009 respectively, for certain Real Estate described as follows:

SEE EXHIBIT A attached hereto and made a part hereof.

WHEREAS, the Borrower and the Bank agreed to modify the interest rate, monthly principal and interest payment, and maturity of the Note and the Bank was willing to do so provided the Note be replaced with a replacement note (herein called the "Replacement Note") evidenced by Borrower's Installment Business Loan Note, executed and delivered to the Bank, having an issue date of February 1, 1992 and maturity date of February 1, 1997 (herein called the "New Maturity Date") in the stated principal sum of One Million Four Hundred Eight-five Thousand Two Hundred Seventeen and 33/100 Dollars (\$1,485,217.33) payable to the order of the Bank and that the Mortgage be modified and amended as hereinafter set forth and subject to the terms, provisions and conditions hereinafter contained:

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants herein contained, the parties hereby agree as follows:

1. Commencing on the date hereof, the Note shall be replaced by the Replacement Note.
2. The Mortgage is hereby modified and amended to provide that commencing the date hereof, the Replacement Note and any and all future renewals, extensions or substitutions thereof is secured thereby and all references in the Mortgage to the Note, and the "Note" shall hereafter be deemed to be references to the Replacement Note and any and all future renewals, extensions or substitutions thereof.
3. The maturity date of the Note is hereby extended to the New Maturity Date.
4. The interest rate of the Note is hereby modified to 8.45 percent, fixed.
5. The monthly principal and interest payment is hereby modified to Fourteen Thousand Five Hundred Twenty-four and 18/100 Dollars (\$14,524.18) beginning March 1, 1992.
6. Wherever in the Mortgage, or any other instrument evidencing, securing and guaranteeing the

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1180 Park Ridge
NBD Park Ridge
15 North
Chicago, IL 60608

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ATTEST: *[Signature]*
TRUST OFFICER
NBD TRUST COMPANY OF ILLINOIS
BY: *[Signature]*
TRUST OFFICER

By: *[Signature]*
NBD Park Ridge Bank

NBD Trust Company of Illinois
as Trustee

NBD Park Ridge Bank

BORROWER

LENDER

IN WITNESS WHEREOF, the parties hereto have caused this Mortgage Modification Agreement to be executed by their respective duly authorized officers all on and as of the day, month and year first above written.

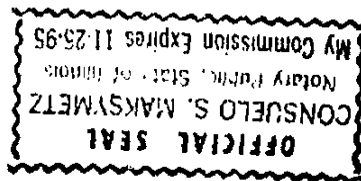
It is expressly understood and agreed by every person, firm or corporation claiming any interest in this document that NBD TRUST COMPANY OF ILLINOIS shall have no liability, contingent or otherwise arising out of, or in any way related to, (i) the presence, disposal, release or threatened release of any hazardous materials on, over, under, from, or affecting the property or the soil, water, vegetation, buildings, personal property, persons or animals thereon; (ii) any personal injury (including wrongful death) or property damage (real or personal) arising out of or related to such hazardous materials; (iii) any lawsuit brought or threatened, settlement reached or government order relating to such hazardous materials, and/or (iv) any violation of laws, orders, regulations, requirements, or demands of governmental authorities, or any policies or requirements of the Trustee, which are based upon or in any way related to such hazardous materials including without limitation, attorneys and consultants' fees, investigation and laboratory fees, court costs, and litigation expenses.

This Modification Agreement is executed by NBD TRUST COMPANY OF ILLINOIS, not personally but solely as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All of the terms, provisions, stipulations, covenants and conditions to be performed by NBD TRUST COMPANY OF ILLINOIS are undertaken by it solely as Trustee as aforesaid, and not individually, and no personal liability shall be asserted or be enforceable against NBD TRUST COMPANY OF ILLINOIS by reason of anything contained in said instrument, or in any previously executed document, whether or not executed by said NBD TRUST COMPANY OF ILLINOIS, either individually or as Trustee as aforesaid, relating to the subject matter of this Modification Agreement, all such personal liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder. No duty shall rest upon NBD TRUST COMPANY OF ILLINOIS, personally or as said Trustee to sequester the rents, issues, and profits arising from the property in said trust estate, or the proceeds arising from the sale or other disposition thereof, but so far as said Trustee and its successors and said NBD TRUST COMPANY OF ILLINOIS personally are concerned, the legal holder or holders of this instrument and the owner or owners of any indebtedness accruing hereunder shall look solely to the mortgaged real estate for the payment thereof, by enforcement of the lien heretofore created in the manner provided therefore and as provided in said note or by action to enforce the personal liability of the guarantor, if any.

Note (herein together called the "Original Loan Documents") reference is made to any other of the Original Loan Documents, such reference shall be deemed a reference to the Original Loan Documents as hereby modified and amended. In all other respects except as modified herein and by the replacement of the Note, with the Replacement Note, the Mortgage remains unmodified and in full force and effect.

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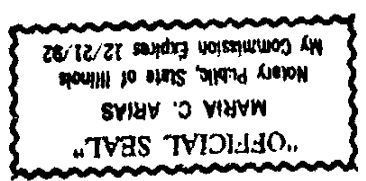


Consuelo S. Maksymetz
Notary Public

Given under my hand and notarial seal, this 18th day of February, 1992

uses and purposes therein set forth.
as his own free and voluntary acts, and as the free and voluntary act of said banking corporation, for the
appeared before me this day in person and acknowledged that he signed and delivered the said instrument
same person whose name is subscribed to the foregoing instrument as such Real Estate Loan Officer,
corporation organized and existing under the laws of the State of Illinois, personally known to me to be the
aforesaid, do hereby certify that Eric T. Johnson, Real Estate Loan Officer of NBD Park Ridge Bank, a
I, Consuelo S. Maksymetz, a Notary Public in and for said County, in the State

State of Illinois)
) SS)
County of Cook)



Maria C. Arias
Notary Public

GIVEN under my hand and Notarial Seal, this 18th day of February, 1992.

set forth.
as the free and voluntary act of said corporation, as Trustee as aforesaid, for the uses and purposes therein
Seal of said corporation, did affix the said seal to said instrument as his/her own free and voluntary act and
set forth; and he said Trust Officer then and there acknowledged that he, as custodian of the Corporate
the free and voluntary act of said corporation, as Trustee, as aforesaid, for the uses and purposes therein
acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as
President/Trust Officer and Trust Officer, respectively, appeared before me this day in person and
that the above Officers of NBD TRUST COMPANY OF ILLINOIS, who are personally known to me to
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY

State of Illinois)
) SS)
County of Cook)

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Property of Cook County Clerk's Office

Common Address: 686 Chaddick Drive, Wheeling, Illinois 60090

PIN 03-11-402-011, 03-11-402-012, 03-11-402-013, 03-11-402-014, and 03-11-402-015

LOTS 2, 3, 4, 5 AND 6 IN PALWAUKEE BUSINESS CENTER UNIT 1, BRING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1985 AS DOCUMENT 85106826, IN COOK COUNTY, ILLINOIS.

EXHIBIT A

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