

This Instrument prepared by, and, after Recording return to:

Permanent Real Estate Tax Index Nos.

William J. Mitchell  
Keck, Mahin & Cate  
1515 East Woodfield Road  
Suite 250  
Schaumburg, Illinois 60173-5431

See attached Exhibit A

DEPT-01 RECORDINGS \$55.50  
T#9999 TRAN 8641 25/28/93 11:08:00  
#7084 # \*-73-405911  
COOK COUNTY RECORDER

FIRST AMENDMENT TO MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF RENTS AND LEASES

Re: Burnham Place at Central Station

This FIRST AMENDMENT ("Amendment") is made as of May 20, 1993, by and between MCL/CENTRAL STATION LIMITED PARTNERSHIP, an Illinois limited partnership ("Mortgagor") and COLE TAYLOR BANK ("Mortgagee").

R E E L A T E

Mortgagor made and delivered to Mortgagee that Mortgage and Security Agreement dated January 31, 1993 and recorded with the Cook County Recorder on February 9, 1993 as Document No. 93-107423 ("Mortgage") and that Assignment of Rents and Leases dated January 31, 1993 and recorded with the Cook County Recorder on February 9, 1993 as Document No. 93-107424 ("Assignment of Rents"). Each of the Mortgage and the Assignment of Rents encumber the "Premises" legally described in Exhibit A to each such document. The Mortgage and the Assignment of Rents were delivered to Mortgagee pursuant to the terms of that certain Revolving Credit Construction Loan Agreement between Mortgagor, Mortgagee and certain other parties dated January 31, 1993 ("Loan Agreement") along with a "Guaranty", an "Environmental Indemnity Agreement" and other "Loan Documents" (as such terms are defined in the Loan Agreement). The Mortgage and the Assignment of Rents were delivered as collateral security for, among other things, the payment of a loan in the original amount of not more than \$8,500,000 outstanding at any one time and not more than \$37,872,499.00 ("Loan") made by Mortgagee to Mortgagor, evidenced by that certain Mortgage Note dated January 31, 1993 (the "Note") made by Mortgagor payable to the order of Mortgagee in the principal amount of not more than \$8,500,000 (or so much thereof as shall be disbursed from time to time).

E 113846 / 14930171 Cook Co, Ill.

MAIL TO

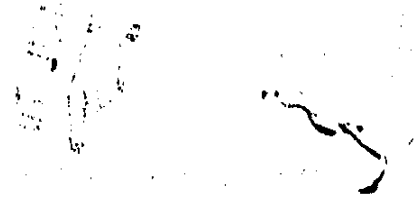
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The Loan Agreement, the Note, the Guaranty, the Environmental Indemnity Agreement and the other Loan Documents have been amended pursuant to the terms of that certain First Amendment to Revolving Credit Construction Loan Agreement, Mortgage Note, Security Agreement, Guaranty, Environmental Indemnity Agreement and Other Loan Documents, dated as of even date herewith ("First Amendment"), wherein the Mortgagor, Mortgagee and certain others have agreed to include the Additional Land legally described in the First Amendment to the real estate legally described in Exhibit a to each of the Mortgage and the Assignment of Rents, and to include all items of property set forth in the granting clauses of the Mortgage with respect to the Additional Land as the Premises. Mortgagor and Mortgagee desire to amend the Mortgages to reflect the amendment of the Note, the Loan Agreement, the Guaranty, the Environmental Indemnity Agreement and the other Loan Documents as provided in the First Amendment.

Accordingly, Mortgagor and Mortgagee hereby amend the Mortgage as follows:

1. All references to the Loan Agreement, the Guaranty, the Environmental Indemnity Agreement and the Loan Documents in the Mortgage and the Assignment of Rents shall be deemed to refer to any of such documents as amended by the First Amendment.

2. All references in the Mortgage and the Assignment of Rents to the "Premises" shall mean and refer to the Premises including the real estate legally described in Exhibit A hereto ("Amended Real Estate") and all items of personalty and all tangible and intangible property comprising the Premises including the Amended Real Estate, and the Mortgage and the Assignment of Rents shall be fully effective and binding in accordance with their respective terms and provisions as to the Amended Real Estate.

3. As modified hereby, the Mortgage and the Assignment of Rents shall continue in full force and effect.

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This Amendment has been entered into as of the date first above written.

**MORTGAGOR:**

MCL/CENTRAL STATION LIMITED PARTNERSHIP

By: MCL Central Station, Inc., its general partner

By: [Signature]  
Its: president

**ATTEST:**

By: [Signature]  
Its: secretary

**MORTGAGEE:**

COLE TAYLOR BANK

By: [Signature]  
Its: VIC-PRISIDENT

**ATTEST:**

By: [Signature]  
Its: Asst. Vice President

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STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

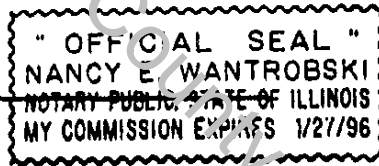
I, NANCY E. WANTROBSKI, a Notary Public in and for said County and State, do hereby certify that DANIEL E. MCLEAN the PRESIDENT and MARILYN WALSH the SECRETARY of MCL Central Station, Inc. ("General Partner"), who are personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, as the free and voluntary act of the General Partner and of the Mortgagee, for the uses and purposes herein set forth.

GIVEN under my hand and Notarial Seal this 20<sup>th</sup> day of May, 1993.

Nancy E. Wantrobski  
NOTARY PUBLIC

(SEAL)

My commission expires: \_\_\_\_\_



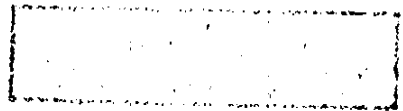
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## EXHIBIT A

Legal Description of the Amended Real Estate

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## EXHIBIT A

**Building 1:** That part of Lot 1 described as commencing at the Southwest corner thereof; thence North 00 degrees 01' 19" East 153.50 feet along the West line thereof to the point of beginning; thence continuing North 00 degrees 01' 19" East along said West line 156.50 feet to the Northwest corner thereof; thence South 89 degrees 58' 41" East along the North line thereof 157.00 feet; thence South 00 degrees 01' 19" West 69.00 feet; thence North 89 degrees 58' 41" West 88.00 feet to a point 69.00 feet South of the North line and 69.00 feet East of the West line of said Lot 1; thence South 00 degrees 01' 19" West 87.50 feet to a point on a line 153.50 feet North of and parallel to the South line thereof; thence North 89 degrees 58' 41" West 69.00 feet to the point of beginning, in Central Station Resubdivision, being a resubdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Building 3:** That part of Lot 1 described as beginning at a point 175.00 feet West of the East line and 85.00 feet South of the North line thereof; thence South 00 degrees 01' 19" West 140.00 feet parallel with said East line to a point 85.00 feet North of the South line thereof; thence North 89 degrees 58' 41" West 81.00 feet parallel with said South line to a point of curve; thence Northwesterly 14.14 feet along the arc of a curve convex Southwesterly with a radius of 9.00 feet to a point of tangency with a line of 85.00 feet East of and parallel with the West line of said Lot 1; thence North 00 degrees 01' 19" East 122.00 feet along last said parallel with the North line of said Lot 1; thence South 89 degrees 58' 41" East 81.00 feet along last said parallel line to a point of curve; thence Northeasterly 14.14 feet along the arc of a curve convex Northwesterly with a radius of 9.00 feet to a point of tangency with a line 85.00 feet South of and parallel with the North line of said Lot 1; thence South 89 degrees 58' 41" East 81.00 feet along said last parallel line to the point of beginning in Central Station Resubdivision, being a resubdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 1A:** That part of Lot 1 described as beginning at a point on the North line thereof 157.00 feet East of the Northwest corner thereof; thence South 00 degrees 01' 19" West 85.00 feet; thence South 89 degrees 58' 41" East 36.00 feet parallel with the North line of said Lot 1; thence North 00 degrees 01' 19" East 85.00 feet to the North line thereof; thence North 89 degrees 58' 41" West 36.00 feet to the point of beginning, in Central Station Resubdivision, being a resubdivision in the Northwest Fractional

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Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7A: That part of Lot 1 described as beginning at a point 69.00 feet East of the West line and 69.00 feet South of the North line thereof; thence South 89 degrees 58' 41" East 88.00 feet parallel with the North line thereof to a point 193.00 feet West of the East line of said Lot 1; thence South 00 degrees 01' 19" West 16.00 feet; thence North 89 degrees 58' 41" West 63.00 feet to a point of curve; thence Southwesterly 14.14 feet along the arc of a curve with a radius of 9.00 feet to a point of tangency with a line 85.00 feet East of the West line of said Lot 1; thence South 00 degrees 01' 19" West 62.50 feet parallel with the East line thereof to a point 153.50 feet North of the South line thereof; thence North 89 degrees 58' 41" West 16.00 feet parallel with the South line thereof; thence North 00 degrees 01' 19" East 87.50 feet to the point of beginning, in Central Fractional Resubdivision, being a resubdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7-B: That part of Lot 1 described as beginning at a point 69.00 feet East of the West line and 69.00 feet North of the South line thereof; thence North 00 degrees 01' 19" East 84.50 feet parallel with the West line thereof to a point 153.50 feet North of the South line thereof; thence South 89 degrees 58' 41" East 16.00 feet parallel with the South line thereof; thence South 00 degrees 01' 19" West 59.50 feet to a point of curve; thence Southeasterly 7.07 feet along the arc of a curve convex Southwesterly with a radius of 9.00 feet to a point 87.64 feet North of the South line and 87.64 feet East of the West line thereof; thence South 45 degrees 01' 19" West 26.36 feet to the point of beginning, in Central Station Resubdivision, being a resubdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7-C: That part of Lot 1 described as beginning at a point 69.00 feet East of the West line and 69.00 feet North of the South line thereof; thence South 89 degrees 58' 41" East 106.00 feet parallel with the South line thereof to a point 175.00 feet West of the East line of said Lot 1; thence North 00 degrees 01' 19" East 16.00 feet parallel with the East line thereof; thence North 89 degrees 58' 41" West 81.00 feet to a point of curve; thence Northwesterly 7.07 feet along the arc of a curve convex Southwesterly with a radius of 9.00 feet to a point 87.64 feet North of the South line and 87.64 feet East of the West line thereof; thence South 45 degrees 01' 19" West 26.36 feet to the point of beginning, in Central Station Resubdivision, being a resubdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

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Lots 2, 3, and 4 through 15, both inclusive, Lots 41 to 43, both inclusive, and Lots 59 through 76, both inclusive, in Central Station Resubdivision being a resubdivision in the Northwest Fractional Quarter of Section 22, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.:  
17-15-501-003  
17-22-102-019  
17-22-109-001, 002, 007, 024, and 030  
17-22-109-003 through and including 021  
17-22-110-005  
17-22-501-016  
17-22-102-018  
17-22-303-008 and 009  
17-22-304-021  
17-22-502-001

Address: land between proposed E. 15th Street on the South, E. 14th Street on the North, Indiana Avenue on the West and proposed Prairie Avenue on the East.

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STATE OF ILLINOIS  
COUNTY OF COOK  
CLERK OF COURTS

IN SENATE  
JANUARY 14, 1911  
CHAS. W. BROWN, CLERK

AS WITNESSED BY ME, CLERK OF SAID COURT, AT CHICAGO, ILLINOIS, THIS 14TH DAY OF JANUARY, 1911.

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