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9. Borrowers hereby ratify and confirm their respective obligations and liabilities under the Loan Documents, as hereby amended, and the liens and security interest created thereby, and

8. This Modification Agreement shall extend to and be binding upon the parties hereto, their heirs, personal representatives, successors and assigns.

7. The Premises described in the Mortgage shall remain in all events subject to the lien, charge or encumbrance of the Mortgage, or conveyance of title (if any) effected thereby, and nothing herein contained, and nothing done pursuant hereto, shall affect or be construed to effect the lien, charge or encumbrance of, or warranty of title in, or conveyance effected by the Mortgage, or the priority thereof over liens, charges, encumbrances or conveyances, or, except as expressly provided herein, to release or affect the liability of any party or parties whomsoever may now or hereafter be liable under or on account of the Note and/or any other Loan Document, nor shall anything herein contained or done in pursuance thereof affect or be construed to affect any other security or instrument, if any, held by Lender as security for or evidence of the aforesaid indebtedness.

6. Contemporaneously with the execution of this Modification Agreement by Lender, Borrower shall pay to Lender the sum of \$1,131.66, plus Lender's legal fees, title charges and other closing costs relating to this Modification Agreement.

5. Except for the modifications stated herein, the Loan Documents are not otherwise changed, modified or amended.

4. In connection with the execution and delivery of this Modification Agreement, Borrowers shall deliver to Lender an endorsement to Lender's Title Insurance Policy issued by Chicago Title Insurance Company (the "Title Company") as Policy No. 71-43-711 and dated November 24, 1987 (the "Title Policy") whereby the Title Company shall insure that there are no mechanic's liens or other liens or encumbrances affecting Borrowers' title to the Premises or Lender's security interest in the Premises other than those liens or encumbrances listed in the Title Policy, and otherwise insuring the priority of the Mortgage.

3. The Loan Documents are hereby amended to secure the obligations and liabilities evidenced by the Note, as hereby modified and amended.

(ii) A final payment of principal, interest and all other sums due and owing pursuant to the Note, the Mortgage, and all other documents executed and delivered to secure the principal amount of the Note (the "Loan Documents"), on December 1, 1997.

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acknowledge that they have no defenses, claims or set-offs against
borrowers under the Loan Documents, as so amended. In the event of
a conflict between the terms and conditions of this Modification
Agreement and the terms of the Loan Documents, the terms of this
Modification Agreement shall control.

10. This Modification Agreement shall, in all respects, be
governed by and construed in accordance with the laws of the State
of Illinois, including all matters of construction, validity and
performance.

11. This Modification Agreement constitutes the entire
agreement between the parties with respect to the aforesaid
Modification and shall not be amended or modified in any way except
by a document in writing executed by all of the parties thereto.

12. This Modification Agreement may be executed in counter-
parts, each of which shall be deemed an original, and all of which
together shall be one agreement.

IN WITNESS WHEREOF, the undersigned have caused this instru-
ment to be executed as of the date first above written.

ST. JAMES INVESTMENTS, an Illinois
general partnership

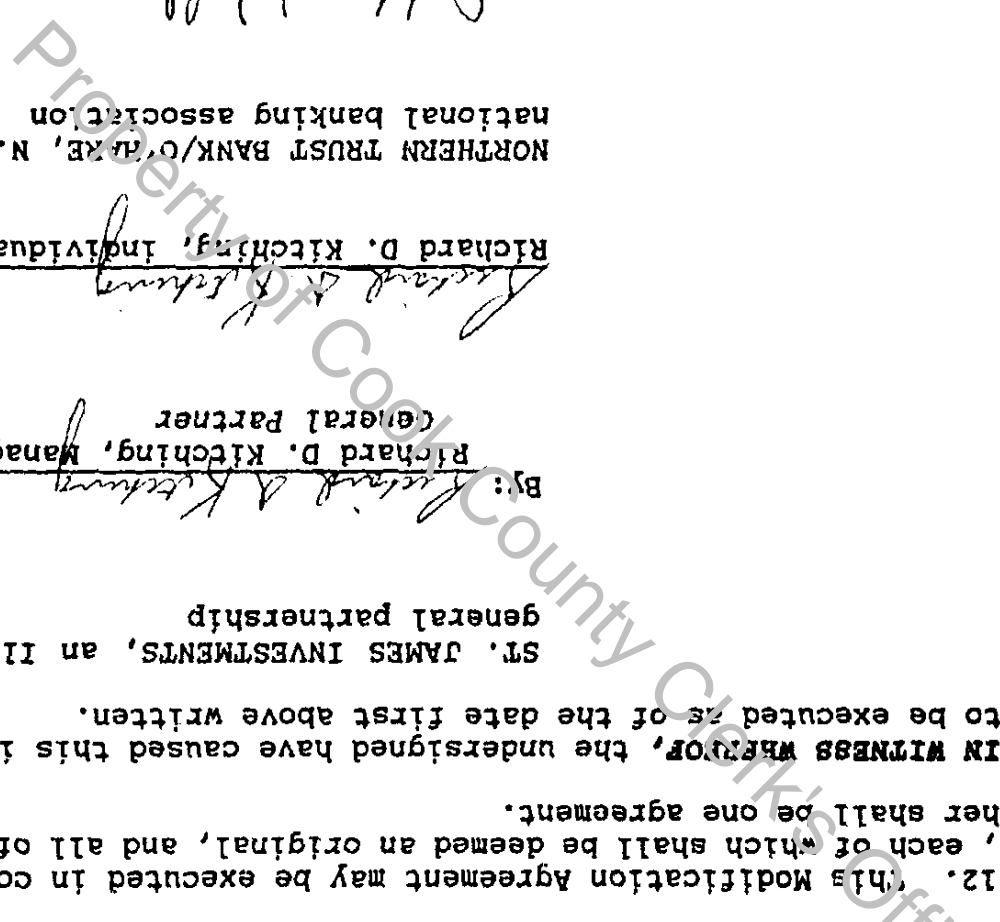
By: Richard D. Kitching
Richard D. Kitching, Managing
General Partner

Richard D. Kitching
Richard D. Kitching, Individually

NORTHERN TRUST BANK/OTIS, N.A., a
national banking association

By: William Walker
Its: Second Vice President

ATTEST:
By: [Signature]
Its: Assistant Secretary

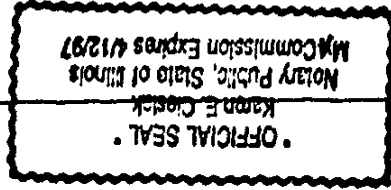


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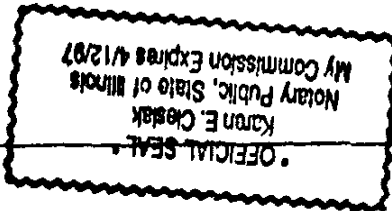
My Commission Expires:

Notary Public

[Signature]

Given under my hand and notarial seal this 2nd day of July, 1993.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Kitchen of NORTHERN TRUST BANK/O'HARE, N.A., a national banking association, and secretary of said bank, 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 acknowledged that as such James Kitchen and secretary of said bank, and caused the Corporate Seal of said banking corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said banking corporation, as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.



My Commission Expires:

Notary Public

[Signature]

Given under my hand and notarial seal this 2nd day of July, 1993.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT RICHARD D. KITCHING, individually and as managing general partner of St. James Investments, personally known to me to be the same person whose name is subscribed to the foregoing instrument, personally appeared before me this day and of his own free will, subscribed his name to the foregoing instrument for the uses and purposes therein contained.

STATE OF ILLINOIS
COUNTY OF COOK

SS

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BOX 333

5

BRIAN L. DEVAU
DI MONTE & LIZAK
1300 WEST HIGGINS ROAD
SUITE 200
PARK RIDGE, ILLINOIS 60068

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING, RETURN TO:

Property of Cook County Clerk's Office

COMMON ADDRESS: 2738 North Hessing
River Grove, Illinois 60171

PIN: 12-26-403-010-0000

ILLINOIS.
LOT 1 IN BLOCK 7 IN WESTCOTT'S TURNER PARK SUBDIVISION BEING THAT
PART OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND
AVENUE (EXCEPT THE WEST 10 CHAINS THEREOF), IN COOK COUNTY,

EXHIBIT "A"

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