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This Instrument Prepared By:

Lisa C. Gardner

Northern Trust Bank/O'Hare, N.A.

8501 W. Higgins Road

Chicago, Illinois 60631

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MODIFICATION AGREEMENT

THIS AGREEMENT, dated this first day of May, 1993 by and between Northern Trust Bank/O'Hare, N.A. not personally, but as Trustee under a Trust Agreement dated 04/01/88 and known as Trust #88L1561 and Premier Ventures of Lill Street, an Illinois Joint Venture (hereinafter collectively and individually referred to as "BORROWER" whether singular or plural), and NORTHERN TRUST BANK/O'HARE, N.A. (hereinafter referred to as the "BANK"),

WITNESSETH:

WHEREAS, the BORROWER executed and delivered to the BANK, a Principal Note (hereinafter referred to as "NOTE") dated April 7, 1988 in the original principal amount of \$360,000.00 being payable in monthly installments of \$3,021.11 commencing June 1, 1988 with a final payment due May 1, 1993, when payment shall be made of all principal then remaining unpaid with interest thereon. Said installments include interest on the unpaid principal balance at the rate of 9.00%.

WHEREAS, the BORROWER executed and delivered to the BANK a Mortgage (hereinafter referred to as "MORTGAGE") dated April 7, 1988 securing the NOTE and conveying and mortgaging real estate located in Cook County, State of Illinois, legally described as follows:

LOT 56 IN NORTH 1/2 OF BLOCK 15 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

888 LILL STREET 14-29-416-037

said MORTGAGE being recorded in the Recorder's Office of Cook County, Illinois on April 15, 1988 as Document Number 88156354;

WHEREAS, the BANK represents that it is the owner and holder of the NOTE,

WHEREAS, the MORTGAGE represents a first mortgage upon the real estate,

WHEREAS, the BORROWER certifies that it is the owner of the said real estate and that there are no liens or encumbrances (except for real estate taxes not yet due) or mortgages on the real estate and improvements except in favor of the BANK.

WHEREAS, the parties hereto wish to extend the term of the NOTE to May 1, 1998 as provided in the said NOTE, to affirm that the NOTE as so amended is secured by the lien of the said MORTGAGE, and to confirm that all references to the NOTE and underlying indebtedness in the said MORTGAGE shall henceforth stand as reference to the NOTE and underlying indebtedness as hereby amended;

NOW THEREFORE, for valuable consideration of the mutual benefits of the parties hereto, the receipt of which is hereby mutually acknowledged, the parties hereto agree as follows:

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1. The BORROWER agrees that it will pay the holder the of NOTE or to its order the remaining principal sum outstanding and interest accruing from and after October 1, 1993 on the balance of principal remaining from time to time unpaid at the rate of 7.40% per annum in installments as follows:

\$2,685.84 on the first day of November, 1993, and on the first day of each month thereafter until the NOTE is fully paid, except that the final payment of principal and interest if not sooner paid shall be due and payable the first day of May, 1998. All such payments shall be applied first to interest due at the rate of 7.40% per annum on the whole amount of said principal sum remaining from time to time unpaid and then on account of the principal thereof.

Interest after the maturity date of May 1, 1998 shall be paid at the rate of 10.40% per annum on the whole amount of said principal sum remaining unpaid.

In the event any monthly payment is received more than 15 days past the due date, interest on the principal balance will be paid at a rate of 10.40% rather than 7.40% for that monthly installment.

2. That the BANK agrees on behalf of itself and of any subsequent holder to mark the NOTE so as to reflect the terms of this Agreement before transferring or negotiating the same.

3. That the BORROWER hereby agrees that the lien of the said Mortgage shall secure the NOTE as hereby amended to the same extent as if the NOTE an amended were set forth and described in the MORTGAGE.

4. That both parties hereto further mutually agree that all of the provisions, stipulations, powers, and covenants in the said NOTE and MORTGAGE shall stand and remain unchanged and in full force and effect and shall be binding upon them except as changed or modified in express terms by this Agreement.

5. That this Agreement shall extend to and be binding upon the parties hereto, their heirs, personal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the day and year first above written.

Northern Trust Bank/Lake Forest N.A.,
successor trustee to Northern Trust
Bank/O'Hare N.A. not personally, but
as trustee under a Trust Agreement dated
04/01/88 and known as Trust #88L1561

By: [Signature]
Its: SECOND VICE PRESIDENT

Attest: [Signature]
Its: TRUST OFFICER

Premier Ventures of 111. Street,
an Illinois Joint Venture

By: [Signature]
William Wrigley, Jr.

By: [Signature]
Keith Edward Lord

By: [Signature]
Susan Page

Exoneration provision restricting any liability
of the Northern Trust Bank/Lake Forest either
stamped on the reverse side hereof or attached
hereto, is incorporated herein.

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It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against Northern Trust Bank/Lake Forest or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any being expressly waived and released.

Property of Cook County Clerk's Office

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Northern Trust Bank/O'Hare, N.A.

By:

Lisa C. Gardner
Vice President

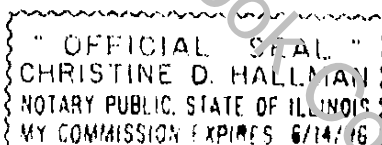
Attest:

Harold J. Wladuck, Jr.
Assistant Secretary

STATE OF ILLINOIS
COUNTY OF COOK

X I, CHRISTINE D. HALLMAN, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Wrigley, Jr., Keith Edward Lord and ~~Susan Page~~ personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered that said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 29th day of September, 1993.

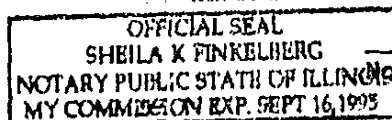


Christine D. Hallman
Notary Public

STATE OF ILLINOIS
COUNTY OF LAKE

X I, SHEILA K. FINKELBERG, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PEGGY PETERS, personally known to me to be the SECOND VICE PRESIDENT of Northern Trust Bank/Lake Forest N.A., and LAVELLE R. WHITAKER, personally known to me to be the TRUST OFFICER of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as SECOND VICE PRESIDENT and TRUST OFFICER of said corporation, and caused the corporate seal of said corporation to be affixed thereto, 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 their uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of September, 1993.



Sheila K. Finkelberg
Notary Public

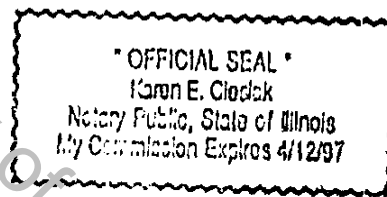
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STATE OF ILLINOIS
COUNTY OF

I, KAREN CIOCIK, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lisa C. Gardner, personally known to me to be the Vice President of Northern Trust Bank/O'Hare N.A., and Harold J. Wladuck, Jr., personally known to me to be the Assistant Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, 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 their uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30th day of September, 1993.



[Signature]
Notary Public

DEPT-01 \$29.50
T#4444 TRAN 9030 11/02/93 13:39:00
#4272 # -93-882851
COOK COUNTY RECORDER