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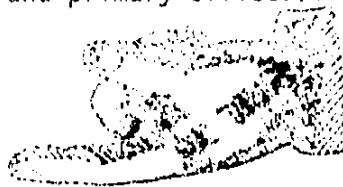
THIRD MORTGAGE MODIFICATION AGREEMENT

AGREEMENT dated as of July 31, 1993 between American National Bank and Trust Company, not personally, but as Trustee under Trust Agreement dated November 1, 1985 and known as Trust No. 65940 ("Mortgagor"); Bank One, Chicago, NA, f/k/a Bank One, Evanston, NA, f/k/a First Illinois Bank of Evanston, N.A. ("Bank"); George B. Koeckritz ("Koeckritz"); and Koeckritz International, Inc., an Illinois corporation ("Guarantor").

RECITALS

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- A. Mortgagor is indebted to Bank without limitation in the principal sum of One Million Four Hundred Seventy Five Thousand Dollars (\$1,475,000.00) as evidenced by a Mortgage Note ("Note") dated as of June 1, 1990, which Note is secured in part by a Mortgage, Security Agreement and Financing Statement ("Mortgage") and Assignment of Rents applicable to the property commonly known as 1400 Hicks Road, Rolling Meadows, Illinois, legally described on Exhibit A attached hereto, which documents were registered with the Cook County Registrar of Torrens Titles as Document Numbers LR3889750 and LR3889751 respectively on June 18, 1990, and modified pursuant to a Mortgage Modification Agreement dated February 25, 1992 and recorded March 17, 1992 as Document No. 92172136, and further modified by a Second Mortgage Modification Agreement dated December 28, 1992 and recorded March 11, 1993 as Document No. 93186279.
- B. Koeckritz, beneficiary of Mortgagor and the sole shareholder and primary officer of Guarantor, has requested that Bank consent to the assignment of the beneficial interest of the Trust to Guarantor, and Bank is willing to consent to such request upon the terms and provisions set forth herein.
- C. Mortgagor and Guarantor have requested an additional loan in the amount of Ninety Three Thousand Dollars (\$93,000.00) and an extension of the maturity date of the Note from June 1, 1994 to July 31, 1998 and Bank is willing to grant such requests pursuant to the terms and provisions of this Agreement, the Promissory Note dated July 31, 1993 in the principal sum of One Million Five Hundred Sixty Eight Thousand Dollars (\$1,568,000.00) ("Replacement Note"), upon the execution and delivery to Bank by Guarantor of a Continuing Guaranty of Business Credit Obligations applicable to the Replacement Note, and upon the execution and delivery to Bank by Guarantor and Koeckritz of a Cross-Collateral/Cross-Default Agreement applicable to the Replacement Note, the Term Note (as defined below), the Revolving Note (as defined below) and other indebtedness due Bank from Guarantor, Koeckritz and Country Creek Homes, Inc., a Wisconsin corporation (an entity of which Koeckritz is also sole shareholder and primary officer).
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Prepared by/return to:
Brian K. Doyle
BANC ONE ILLINOIS CORPORATION
208 South LaSalle Street, Suite 10
Chicago, Illinois 60604



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- D. Guarantor, in connection with the refinancing of its existing obligations due Bank, has requested a loan in the amount of Three Hundred Fifty Thousand Dollars (\$350,000.00) to be secured in part by the Mortgage and Assignment of Rents, and Bank is willing to grant such loan pursuant to the terms and provisions of this Agreement, compliance with the provisions of Recital C above and the Business Purpose Promissory Note dated July 31, 1993 in the principal sum of Three Hundred Fifty Thousand Dollars (\$350,000.00) ("Term Note"), executed by Guarantor, with a maturity date of July 31, 1998.
- E. Guarantor, in connection with the refinancing of its existing obligations due Bank, has also requested a loan in the amount of One Million Five Hundred Thousand Dollars (\$1,500,000.00) to be secured in part by the Mortgage and Assignment of Rents, and Bank is willing to grant such loan pursuant to the terms and provisions of this Agreement, compliance with the provisions of Recital C above and the Business Purpose Revolving Promissory Note dated July 31, 1993 in the principal sum of One Million Five Hundred Thousand Dollars (\$1,500,000.00) ("Revolving Note"), executed by Guarantor, with a maturity date of March 31, 1994.

NOW, THEREFORE, in consideration of the above Recitals, the parties hereto do hereby acknowledge and agree as follows:

1. Mortgagor does hereby acknowledge that the Mortgage, Assignment of Rents and other applicable Security Documents are in full force and effect.
2. The Mortgage, Assignment of Rents and other Security Documents are hereby modified to provide that such Instruments continue to be granted as collateral security for repayment of the Replacement Note, and are hereby granted as collateral security for repayment of the Term Note and Revolving Note.
3. Guarantor shall execute and deliver to Bank a Continuing Guaranty of Business Credit Obligations applicable to the Replacement Note and Guarantor and Koeckritz shall execute and deliver to Bank a Cross-Collateral/Cross-Default Agreement as described in Recital C above.
4. In all other respects, the Mortgage, Assignment of Rents and other applicable Security Documents are hereby ratified and reaffirmed.
5. This Agreement is executed by the Mortgagor, not personally but as Trustee aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee and the Mortgagor hereby warrants that it possesses full power and authority to execute this instrument and it is expressly understood and agreed that nothing contained herein or in the Note shall be construed as

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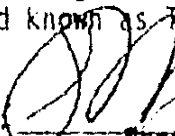
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creating any liability on the Mortgagor personally to pay the Note or any interest, late charge or premium that may accrue thereon, or any indebtedness secured by this Agreement or the security documents referred to herein, or to perform any covenant, either express or implied herein contained, all such liability, if any, being expressly waived by Bank and by every person now or hereafter claiming any right or security hereunder, and that so far as Mortgagor is personally concerned, the legal holder or holders of the Note and the owner or owners of any indebtedness secured hereby shall look solely to the Premises and Collateral referred to herein and to any other security given at any time to secure the payment thereof.

Dated at Chicago, Illinois as of the date first above written.

MORTGAGOR:

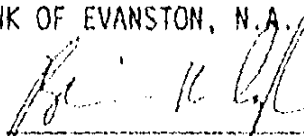
American National Bank and Trust Company of Chicago, not personally but as Trustee under Trust Agreement dated November 1, 1985 and known as Trust No. 65940

By:  Gregory E. Kasprzik
Its: ~~Second Vice President~~

~~SECRET~~ P. JOHANSEN
ASSISTANT SECRETARY

BANK:

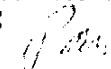
BANK ONE, CHICAGO, NA, F/K/A BANK ONE, EVANSTON, NA, F/K/A FIRST ILLINOIS BANK OF EVANSTON, N.A.

By: 
Its: ~~SECRET ASSISTANT~~

George B. Koeckritz

GUARANTOR:

Koeckritz International, Inc., an Illinois corporation

By: 
Its: 

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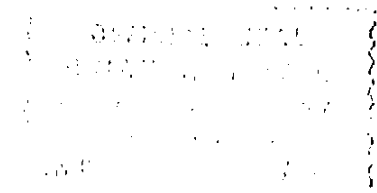
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STATE OF ILLINOIS)
COUNTY OF Cook)SS

I, Brian K. Doyle, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that George B. Koelkalis

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 (s)he (they) signed, sealed and delivered the said instrument as (his/her/their) free and voluntary act, for the uses and purposes and in the capacity (if any) therein set forth. Given under my hand and seal this 31st day of July, 1993.

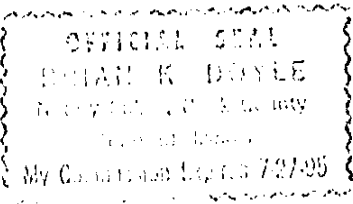


Brian K. Doyle
Notary Public

STATE OF ILLINOIS)
COUNTY OF Cook)SS

I, Brian K. Doyle, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that George B. Koelkalis, President of
Koelkalis International, Inc.

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 (s)he (they) signed, sealed and delivered the said instrument as (his/her/their) free and voluntary act, for the uses and purposes and in the capacity (if any) therein set forth. Given under my hand and seal this 31st day of July, 1993.



Brian K. Doyle
Notary Public

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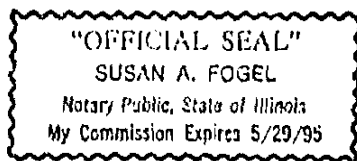
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STATE OF ILLINOIS)
COUNTY OF COOK)SS)

I, SUSAN FOGEL, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that RAINON K. DAVIS, SENIOR LEAD ASSISTANT OF BANC ONE, CHICAGO, ILL

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 (s)he (they) signed, sealed and delivered the said instrument as (his/her/their) free and voluntary act, for the uses and purposes and in the capacity (if any) therein set forth. Given under my hand and seal this 31st day of JULY, 1993.

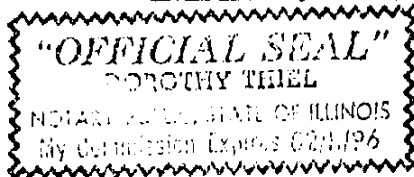


Susan A. Fogel
Notary Public

STATE OF ILLINOIS)
COUNTY OF)SS)

I, Dorothy Thiel, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that Gregory S. Kasprzyk, Second Vice President
+ Peter H. Tolson ASSISTANT SECRETARY

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 (s)he (they) signed, sealed and delivered the said instrument as (his/her/their) free and voluntary act, for the uses and purposes and in the capacity (if any) therein set forth. Given under my hand and seal this 1st day of July, 1993.



Dorothy Thiel
Notary Public

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EXHIBIT A

Lot 1 (except that part taken for highway purposes as per Document Number 3396253) and the West 1/2 of Lot 2 in Northwestern Industrial Park Unit No. 1, being a Subdivision of the North 480 feet of that part of the Northeast 1/4 of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, lying West of the East Line of the West 1/2 of the East 1/2 of said Northeast 1/4 of Section 26, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on May 14, 1958 as Document 1795857, in Cook County, Illinois.

PIN: 07-26-200-022, Vol. 150

DEPT OF RECORDS \$35.00

189779 116N 1687 11/15/93 13:47:00

REC'D H 8 - 11/15/93 11:28:44 AM '93

COOK COUNTY RECORDER

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CHICAGO TITLE INSURANCE COMPANY

STATEMENT REQUIRED FOR THE ISSUANCE OF ALTA OWNERS AND LOAN POLICIES

Commitment No. _____

Loan No. 51199268

Date 10/29/93

To the best knowledge and belief of the undersigned, the following is hereby certified with respect to the land described in the above commitment.

1. That, except as noted at the end of this paragraph, within the last six (6) months a) no labor, service or materials have been furnished to improve the land, or to rehabilitate, repair, refurbish, or remodel the building(s) situated on the land; b) nor have any goods, chattels, machinery, apparatus or equipment been attached to the land or building(s) thereon, as fixtures; c) nor have any contracts been let for the furnishing of labor, service, materials, machinery, apparatus or equipment which are to be completed subsequent to the date hereof; no mortgages have any notices of lien been received, except the following, if any:
2. That all management fees, if any, are fully paid, except the following, if any: _____
3. That there are no unrecorded security agreements, leases, financing statements, or other agreements in respect to any appliances, equipment or chattels that have or are to have improvements thereon as fixtures, except the following, if any: _____
4. That there are no unrecorded contracts or options to purchase the land, except the following, if any: _____
5. That there are no unrecorded leases, easements or other servitudes to which the land or building, or portions thereof, are subject, except the following, if any: _____
6. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers of or pledge thereof against any defenses therein by the mortgagor or the mortgagor's heirs, personal representative or assigns.
7. That, if we are the purchaser(s) or mortgagor(s) of land improved with a residential dwelling not exceeding four units, and no current survey or mortgagee's inspection report has been furnished to or is available to us, (Delete statement if not applicable.)

The undersigned makes the above statement for the purpose of inducing Chicago Title Insurance Company to issue its owners or loan policy pursuant to the above commitment.

American National Bank and Trust Company of Chicago
 NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE
 UNDER TRUST NO. 50910 (Seal) _____ (Seal)
 BY _____ (Seal) _____ (Seal)

93925452

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on 10/30/93. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated 10/27/93 Signature [Signature] SO. LEGAL ASSISTANT

The information contained in this certification has been furnished to the undersigned by the Beneficiary of Trust No. 50910, and the certification is made solely in reliance thereon and no responsibility is assumed by the undersigned, in the individual capacity, for the truth or accuracy of the facts therein stated. - AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

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