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SECOND AMENDMENT AGREEMENT

This SECOND AMENDMENT AGREEMENT (the "Second Amendment") is made this 1st day of May, 1992 by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not individually, but solely as Trustee under a Trust Agreement dated June 14, 1989 and known as Trust No. 108597-00 (the "Trustee"), SPECTROM-MENARD LIMITED PARTNERSHIP, an Illinois limited partnership (the "Beneficiary," with Trustee and Beneficiary individually and collectively referred to herein as "Borrower"), and LASALLE NATIONAL BANK, a national banking association (the "Lender").

93266333

Recitals

DEPT-91 RECORDINGS 345.00
 T#9999 TRAN 7630 04/10/93 18:35:00
 REG# # 93-266333-126463333
 COOK COUNTY RECORDER

A. Lender has made a loan to the Borrower in the principal amount of \$170,000.00 (the "Loan").

B. The Loan is evidenced by a Note dated May 30, 1991 executed by Borrower in favor of Lender (the "Note"). The maturity date of the Note is May 1, 1992.

C. The Loan is secured by: (i) a Junior Mortgage dated May 30, 1991 and recorded in the Recorder's Office of Cook County, Illinois on June 6, 1991 as Document No. 91272941 (the "Mortgage"), which encumbers the real estate legally described on Exhibit A attached hereto (the "Property"); and (ii) a Junior Assignment of Rents and Leases ("Assignment of Rents and Leases") dated May 30, 1991 and recorded in the Recorder's Office of Cook County, Illinois on June 6, 1991 as Document No. 91272942. In addition, Borrower executed and delivered, or caused to be executed and delivered, to Lender in connection with the Loan the following documents: (1) a Security Agreement dated May 30, 1991 by and between Borrower and Lender; (2) an Environmental Indemnity Agreement dated May 30, 1991 by and between Borrower, William O. Brachman, Stephen E. Barron and Donald Manone and Lender; (3) a Pledge Agreement dated May 30, 1991 by and between Borrower and Lender; and (4) UCC-1 and UCC-2 financing statements executed by Borrower in favor of Lender.

D. Borrower and Lender amended the Note, Mortgage and Assignment of Rents and other loan documents described above pursuant to the First Amendment Agreement (the "First Amendment") dated October 8, 1991 and recorded in the Recorder's Office of Cook County on January 31, 1992 as Document No. 92064898 whereby the legal description of the Property securing the Loan was amended to include the Additional Property.

E. All of the foregoing documents and all other documents and instruments evidencing, securing or otherwise executed in connection with the Loan, as amended by the First Amendment, are hereinafter referred to collectively as the "Loan Documents."

RETURN TO:
 BOX 15

N24-21656-14 N.H.L.

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ENCLOSURE

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ENCLOSURE

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7. Borrower and Lender desire to extend the maturity date of the Note and to make other amendments to the Loan Documents as set forth in this Second Amendment.

AGREEMENTS

NOW, THEREFORE, in consideration of the making of the Loan, the reduction of principal as set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. Incorporation of Recitals. The foregoing Recitals are hereby incorporated into the body of this Second Amendment and made a part hereof by this reference thereto.

2. Extension of Maturity Date.

(a) Note. The maturity date of the Note is hereby extended from May 1, 1992 to June 1, 1993. Any references in the Note to the "Due Date" or the maturity date of the Note or Loan shall hereinafter refer to June 1, 1993.

(b) Other Loan Documents. Any specific references to "May 1, 1992" as the maturity date of the Loan or Note shall hereinafter refer to "June 1, 1993." Any general references in the Loan Documents to the maturity date of the Loan or the Note or the Due Date of the Note or Loan shall hereinafter refer to June 1, 1993.

3. Amendment to Payments Due Under the Note. The Note is hereby amended to provide that commencing January 1, 1993, Borrower shall pay to Lender, in addition to and not in lieu of the amounts that would otherwise be due under the Note, an additional One Thousand Seven Hundred Fifty Dollars (\$1,750) per month.

4. Reaffirmation of Representations and Warranties. The Borrower hereby certifies and confirms to Lender that all of the representations and warranties set forth in the Loan Documents remain true and correct in all respects as of the date hereof.

5. No Default. Borrower hereby certifies and confirms to Lender that no event has occurred and currently exists that constitutes an event of default under any of the Loan Documents or that would constitute such an event of default, but for the passage of time or the giving of notice, or both.

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6. Condition of Title. The Borrower hereby certifies and confirms to Lender that there has been no change to the title of the Property subsequent to the date of the recordation of the Mortgage.

7. Reference to Loan Documents. All references to the other Loan Documents, or any of them, shall be deemed to refer to the Loan Documents, as amended by this Amendment, and to all subsequent amendments and modifications of the respective Loan Documents.

8. Ratification of Amended Loan Documents. The Borrower hereby ratifies and reaffirms the Loan Documents, as hereby amended, and the obligations, liabilities, liens, encumbrances and security interests created thereby. The Borrower hereby acknowledges that neither the Borrower nor any person or entity claiming by, through or under the Borrower has any defense or claim for setoff against the enforcement by Lender of any of the Loan Documents.

9. Full Force and Effect. Except as modified hereby, the Loan Documents shall remain in full force and effect in accordance with their respective terms and provisions.

10. Binding Obligation. This Amendment and the Loan Documents as amended hereby, are and shall continue to be binding on the Borrower and its respective successors, assigns, estates, heirs and legal representatives, and inure and shall continue to inure to the benefit of Lender and its successors, assigns and legal representatives.

11. Payment of Costs. Borrower shall pay all of Lender's costs and expenses incurred by Lender in connection with this Amendment, including, without limitation all legal fees of Lender's counsel in connection herewith, and the enforceability of this Second Amendment against Lender is conditioned upon payment of said costs and expenses.

12. Defined Terms. Capitalized terms used herein shall have the same meanings ascribed to them in the Loan Documents, unless otherwise defined herein.

13. Trustee Execution. This Agreement is executed by Trustee, not personally, but as trustee under the Trust Agreement described above and all of the terms, provisions and conditions to be performed hereunder by the said Trustee are undertaken solely as Trustee and not individually and no personal liability shall be enforceable against said Trustee by reasons thereof; provided, however, nothing herein shall modify or discharge the personal liability and responsibility of Beneficiary or any Guarantor or any other person or entity in connection herewith.

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IN WITNESS WHEREOF, the Borrower and Lender have executed this Amendment as of the day and year first written above.

LENDER:

**LABALLE NATIONAL BANK, a
national banking association,**

By: [Signature]
Its President

BORROWER:

**AMERICAN NATIONAL BANK AND
TRUST COMPANY OF CHICAGO, not
individually, but solely as
Trustee aforesaid**

By: [Signature]
Its Trust Officer

Attest: [Signature]
Its Assistant Secretary

**SPECTRUM-MENARD LIMITED
PARTNERSHIP, an Illinois
limited partnership**

By: **Spectrum-Menard
Management Company, an
Illinois corporation
(a) General Partner**

By: [Signature]
Its [Title]

Attest: [Signature]
Its [Title]

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STATE OF ILLINOIS)

COUNTY OF COOK)

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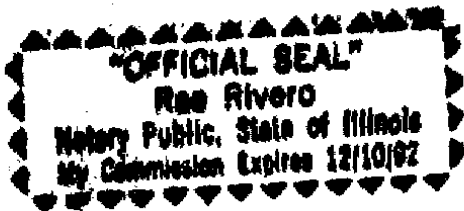
I, Rae Rivero, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John C. Hall, the Assistant Vice President of LABALLE NATIONAL BANK, a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of July, 1992.

Rae Rivero
Notary Public

My Commission Expires:

12/10/92



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STATE OF ILLINOIS)

COUNTY OF COOK)

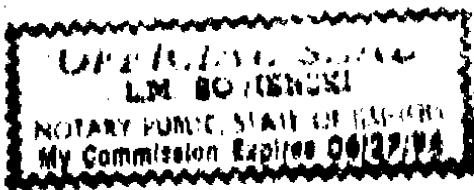
SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Malta M. Lutz and Gregory B. Kasper, the TRUST OFFICER President of American National Bank and Trust Company of Chicago and ASSISTANT Secretary of said Bank, respectively who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as TRUST OFFICER President and ASSISTANT Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the ASSISTANT SECRETARY and there acknowledged that as custodian of the corporate seal of said bank, (s)he did affix the corporate seal of said Bank to said instrument as his (her) own free and voluntary act and as the free and voluntary act of said Bank, as Trustee and aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day
of _____, 1992. JUL 21 1992

L. M. [Signature]
Notary Public

My Commission Expires:



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

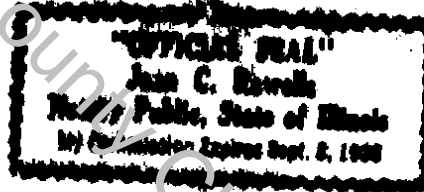
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Stephen E. Barron, duly authorized signatory of Spectrum-Menard Management Company, an Illinois corporation, the general partner of SPECTRUM-MENARD LIMITED PARTNERSHIP, an Illinois limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such duly authorized signatory of said limited partnership, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of SPECTRUM-MENARD LIMITED PARTNERSHIP, an Illinois limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of July, 1992.

Jean C. Stovall
Notary Public

My Commission Expires:

9/8/93



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Consent of Guarantors

The undersigned guarantors under that certain Payment Guaranty (the "Guaranty") dated May 30, 1991 made in favor of Lender, hereby acknowledge and consent to the terms and provisions of the Second Amendment to which this consent is attached and agree that the Guaranty remains in full force and effect and continues to secure the Obligations and Indebtedness (as those terms are defined in the Guaranty) notwithstanding the Second Amendment.



William G. Brachman



Stephen E. Barron

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EXHIBIT A

LEGAL DESCRIPTION

See attachment

This Document was prepared by and after recording returns to

Scott H. Power
Bell, Boyd & Lloyd
Three First National Plaza
70 West Madison Street
Suite 3300
Chicago, Illinois 60602

Larry Gaffy
Aliffy

Box 15
Dkw

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EXHIBIT A - LEGAL DESCRIPTION

Parcel 1:

The Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, except that part thereof lying Easterly of the Westerly line of the 17 foot wide strip of land granted to the Baltimore and Ohio Chicago Terminal Railroad Company by the Agreement recorded January 20, 1917 as Document No. 8,024,440. The center line of said 17 foot wide strip of land is described as follows:

Beginning at the intersection of the North line of West 18th Street (Roosevelt Road) and the North and South center line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, aforesaid; thence North along said center line to a point of tangency with a curved line, said curved line being convexed Northeastarily, having a radius of 369.26 feet and being tangent to said center line and tangent to a line 18 feet North of Company's right of way; thence Northwestarily along said curved line to its intersection and parallel with the South line of the Baltimore and Ohio Chicago Terminal Railroad with the South line of said right of way, the South line of said right of way coinciding with the North line of Block 9 in Andrew Warren, Jr.'s Resubdivision of part of Warren Park in said Section 17.

Parcel 2:

That part of Block 9 in Andrew Warren, Jr.'s Resubdivision of part of Warren Park, a Subdivision in Section 17, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois, lying East of the center line of the Southeast 1/4 of said Section 17 and lying Westerly of the Westerly line of the 17 foot wide strip of land granted to the Baltimore and Ohio Chicago Terminal Railroad Company by the Agreement recorded January 20, 1917 as Document No. 8,024,440. The center line of said 17 foot wide strip of land is described as follows:

Beginning at the intersection of the North line of West 18th Street (Roosevelt Road) and the North and South center line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4, aforesaid; thence North along said center line to a point of tangency with a curved line, said curved line being convexed Northeastarily, having a radius of 369.26 feet and being tangent to said center line and tangent to a line 18 feet North of and parallel with the South line of the Baltimore and Ohio Chicago Terminal Railroad Company's right of way; thence Northwestarily along said curved line to its intersection with the South line of said right of way, the South line of said right of way coinciding with the North line of Block 9 in Andrew Warren, Jr.'s Resubdivision of part of Warren Park in said Section 17.

Parcel 3:

Non-exclusive easement for the benefit of Parcels 1 and 2 for ingress and egress for

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