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RECORDATION REQUESTED BY:

First Bank National Association
1030 W. Chicago Avenue
Chicago, IL 60622

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1984 JUL 27 PM 1:08

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WHEN RECORDED MAIL TO:

First Bank National Association
Attn: Loan Documentation Department, LLS
410 N. Michigan Avenue
Chicago, IL 60611

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MARCH 22, 1984, BETWEEN Kinzie Industrial Development Corporation (referred to below as "Grantor"), whose address is 2021 W. Carroll Avenue, Chicago, IL 60612; and First Bank National Association (referred to below as "Lender"), whose address is 1030 W. Chicago Avenue, Chicago, IL 60622. *f/k/a National Security Bank of Chicago

MORTGAGE. Grantor and Lender have entered into a mortgage dated July 29, 1988 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

recorded on the 25th day of January, 1989 in the Recorder's Office of Cook County as Document No. 89038278 and filed the 17th day of January, 1989 in the Registrar's Office of Cook County, as document no. LR3767172, both in the State of Illinois, as modified by a Modification of Mortgage recorded on the 1st day of September, 1993, as further modified by Modification of Mortgage recorded on the 10th day of February, 1994 in the Recorder's Office of Cook County, State of Illinois as document no. 93695541

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in Cook County, State of Illinois:

See rider attached as Exhibit "A".

The Real Property or its address is commonly known as 2009-2045 W. Fulton, Chicago, IL 60612 and 2000-2036 W. Walnut, Chicago, IL 60612. The Real Property tax identification number is 17-07-311-005 ALL LOTS 5, 6, 7, 8 AND 17-07-311-004 ALL LOTS 9, 10, 11, 12, 13, 14, 15, 16 AND 17-07-311-025 ALL OF LOTS 30-40.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Extend maturity date to July 31, 1994 AND to include property address omission of 2000-2036 W. Walnut, Chicago, IL 60612.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

Kinzie Industrial Development Corporation

By: Kenneth E. Howard
Its: Executive Director

By: [Signature]
Its: PRESIDENT OF THE BOARD OF DIRECTORS OF KIDC

LENDER:

First Bank National Association

By: [Signature]
Authorized Officer

BOX 333-CTI

17197636, Wilson, FR

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Loan No 1735023647

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook) 88

On this 28th day of June, 1997, before me, the undersigned Notary Public, personally appeared its: and its: of Kinzie Industrial Development Corporation, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Allegra Byrd Residing at 1170 W Erie #1006
Notary Public in and for the State of Illinois My commission expires 6-1-98

LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook) 88

On this 28th day of June, 1997, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Allegra Byrd Residing at 1170 W Erie #1006
Notary Public in and for the State of Illinois My commission expires 6-1-98

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Allegra Byrd
OFFICIAL SEAL
ALLEGRA BYRD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-1-98

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NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 6-1-98

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Cook County Clerk's Office

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~~EXHIBIT A~~

~~PARCEL 1:~~

LOTS 6 THROUGH 16, EAST 12 FEET 10 INCHES OF LOT 17 AND THAT PART OF LOT 5 LYING WEST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 5, SAID POINT BEING 0.30 OF A FOOT WEST OF THE NORTH EAST CORNER OF SAID LOT 5, THENCE ALONG THE WEST FACE OF THE EXISTING BUILDING ON SAID LOTS 2 AND 3 INCLUSIVE AND PARTS OF LOT 1, 4 AND 5 THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 05 MINUTES 57 SECONDS EAST, A DISTANCE OF 3.84 FEET; NORTH 89 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 0.71 OF A FOOT TO A POINT, SAID POINT BEING 0.41 OF A FOOT EAST OF THE WEST LINE OF LOT 4; SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST, A DISTANCE OF 30.58 FEET; SOUTH 89 DEGREES 57 MINUTES 45 SECONDS EAST, A DISTANCE OF 0.34 OF A FOOT; SOUTH 42 DEGREES 33 MINUTES 48 SECONDS EAST A DISTANCE OF 0.62 OF A FOOT; SOUTH 44 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 0.34 OF A FOOT; SOUTH 45 DEGREES 24 MINUTES 47 SECONDS EAST, A DISTANCE OF 1.80 FEET; SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 62.28 FEET; NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.087 FEET; NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 0.35 OF A FOOT; NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1.40 FEET TO A POINT, SAID POINT BEING 0.28 FEET WEST OF THE EAST LINE OF LOT 5; SOUTH 00 DEGREES 25 MINUTES 21 SECONDS EAST, A DISTANCE OF 25.45 FEET TO A POINT ON THE SOUTH ACE OF A COMMON WALL; SOUTH 00 DEGREES 25 MINUTES 21 SECONDS EAST, A DISTANCE OF 0.24 OF A FOOT TO A POINT ON THE SOUTH LINE OF LOT 5, SAID POINT BEING 0.09 OF A FOOT WEST OF THE EAST LINE OF LOT 5. IN COOK COUNTY, ILLINOIS, ALL IN STINSON'S SUBDIVISION OF BLOCK 24 IN THE CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

P.I.N. 17-07-311-005 ALL LOTS 5,6,7,8

P.I.N. 17-07-311-004 ALL LOTS 9, 10, 11, 12, 13, 14, 15, 16

Property Address: 2009-2045 W. Fulton
Chicago, IL 60612

~~PARCEL 2:~~

NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS AND BEAMS AND OTHER SUPPORTING COMPONENTS LOCATED WITHIN OR COMPRISING A PART OF THE PROPERTY EAST AND ADJOINING FOR THE SUPPORT OF ALL STRUCTURES, FIXTURES, EQUIPMENT, AND OTHER IMPROVEMENTS PRESENTLY LOCATED ON, WITHIN OR FORMING A PART OF THE MAIN PROPERTY (AND REPLACEMENTS THEREOF) AS SUCH SUPPORT IS PRESENTLY PROVIDED; AND FOR THE USE BY THE OWNER OF THE LAND OF ALL FACILITIES LOCATED WITHIN THE PROPERTY EAST AND ADJOINING AND PRESENTLY CONNECTED TO FACILITIES LOCATED WITHIN OR ON THE LAND (AND REPLACEMENTS THEREOF) TO THE EXTENT THAT SUCH FACILITIES ARE PRESENTLY UTILIZED IN FURNISHING UTILITY SERVICES TO ANY PORTION OF THE LAND OR ARE OTHERWISE PRESENTLY REASONABLY NECESSARY TO THE EFFICIENT OPERATION OF THE LAND; AND TO INSTALL, USE, AND REMOVE FROM TIME TO TIME, FACILITIES OWNED BY THE OWNER OF THE LAND AND LOCATED IN, OVER, UPON AND THROUGH THE CHASES, CONDUITS, RISERS AND SHAFTS NOW OR IN THE FUTURE EXISTING IN THE PROPERTY EAST AND ADJOINING, AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS

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EXHIBIT "A"
con't.

AND RESTRICTIONS RECORDED AS DOCUMENT 26249605 MADE BY AMERICAN NATIONAL AND TRUST OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 79-1390.

~~EXHIBIT "A"~~
LOTS 30-4- INCLUSIVE IN THOMAS STINSON'S SUBDIVISION OF BLOCK 44 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-07-311-025

Property Address: 2007-2036 W. Walnut
Chicago, IL 60612

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ALTA LOAN AND EXTENDED COVERAGE POLICY STATEMENT

Borrower: Kinzie Industrial Development Corporation (TIN: 36-3312341)
 2023 W. Carroll Avenue
 Chicago, IL 60612

Lender: First Bank National Association
 First Bank West Town
 1030 W. Chicago Avenue
 Chicago, IL 60622

POLICY COMMITMENT NUMBER: 7197636 **LOAN NUMBER:** 1735023647

With respect to the land described in the above commitment number, the signatories herein make the following statements for the purpose of inducing the following named title insurance company to issue the subject title policies:

Name of Title Insurance Company: Chicago Title Insurance Company

STATEMENT OF SELLER(S)

The seller(s) certify that for the past two years no building permit has issued nor have any improvements to the subject land been made which could result in an increase in the assessed tax valuation of the subject land.

STATEMENT OF SELLER(S) AND MORTGAGOR(S)

The seller(s) and mortgagor(s) certify that, to the best of their knowledge and belief, no contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or any improvements thereof as fixtures, have been given or are outstanding that have not been fully performed and satisfied; and that no unrecorded leases to which the land may be subject are for more than a three-year term or contain an option to purchase, right of renewal or other unusual provisions, except as follows (If none, state "none"; use reverse side if necessary): None

STATEMENT OF MORTGAGOR(S)

The mortgagor(s) certifies that the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the 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 or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

Date: 6/28/94

Individual Seller(s)

Individual Mortgagor(s)

 (Seal)

 (Seal)

 (Seal)

 (Seal)

Corporate Seller(s)

Corporate Mortgagor(s)

IN WITNESS WHEREOF _____
 has caused these presents to be signed by its _____
 President and attested by its _____
 Secretary under its corporate seal on the above date.

IN WITNESS WHEREOF _____
 has caused these presents to be signed by its _____
 President and attested by its _____
 Secretary under its corporate seal on the above date.

BY: _____
 President

ATTEST: _____
 Secretary

X BY: [Signature]
 President

X ATTEST: [Signature]
 Secretary

OF THE BOARD OF DIRECTOR
 OF KIDC

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 number were fully disbursed to or on the order of the mortgagor on 6/28/94; and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land.

Date: 6/28/94 Signature: [Signature]
 First Bank National Association

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