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Patent and Trademark Office, U.S. Department of Commerce, Washington, D.C. 20530

This instrument prepared by and for the Bank of Commerce and Industry, Chicago, Illinois, 6100 North Western Highway, Chicago, Illinois.

SCHEDULE B

Permanent Index No. (P.I.): 13-15-305-02344113-15-305-0232

Address of Real Property: 4300 N. Kildpatrick Chicago, IL

LOTS 1 AND 39 TO 51, INCLUSIVE, IN BLOCK 2 IN DICKINSON'S SUBDIVISION OF THAT PART LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY'S LANDS (EXCEPT RIGHT OF WAY OF THE CHICAGO, MIWAUKEE AND ST. PAUL RAILROAD) OR THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SCHEDULE A

Interest rate reduced from 9% to 7.75% with monthly principal and interest payment of \$7,280.96 commencing 02/01/94

(6) The Mortgage is further modified as follows: Lender by any of the undersigned. Agreement. As of the date of this Agreement, there are no claims, demands, debts or counterclaims of any nature which may be asserted against Borrower, Grantor and Guarantor to execute any additional documents which may be required by Lender to carry out the intention of this

(5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement, to ratify and confirm these terms and conditions as modified.

(4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties, hereby, adopt, ratify and confirm these terms and conditions as modified.

(3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.

(2) The parties acknowledge and agree that, as of DECEMBER 1, 1993, the unpaid principal balance due under the Note was \$822,086.23 and the accrued and unpaid interest on that date was \$

(1) The maturity date of the Note is extended from 2/12/93 TO 1/01/99. The parties acknowledge and agree that, as of DECEMBER 1, 1993, the unpaid principal balance due under the Note was \$822,086.23 and the accrued and unpaid interest on that date was \$

AND END THE CALL DATE OF THE ORIGINAL MORTGAGE AND EXTENSION OF MORTGAGE TO 1/01/99. The parties acknowledge and agree that, as of DECEMBER 1, 1993, the unpaid principal balance due under the Note was \$822,086.23 and the accrued and unpaid interest on that date was \$

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 1ST day of DECEMBER, 1993, is executed by the undersigned:

Table with 2 columns: GRANTOR (Comerica Bank-Illinois) and BORROWER (Affiliated Trust Co., successor trustee to Manufacturers Trust Co., successor trustee to Affiliated Bank/Western Nat., f/n/a Western Nat. Bank of Cicero). Includes contact information for both parties.

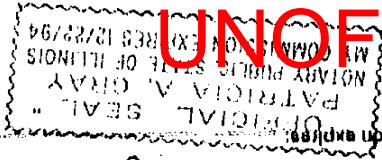
MODIFICATION AND EXTENSION OF MORTGAGE

LENDER: BANK OF COMMERCE AND INDUSTRY, Chicago, Illinois 60631-2191, (312) 775-8000 Member FDIC



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Prepared by and return to:

Commission expires:

Notary Public

Given under my hand and official seal, this _____ day of _____

I, _____, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person _____ whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as _____ and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this _____ day of _____

The foregoing instrument was acknowledged before me this _____ day of December, 1993, by _____ James Mann, Vice President _____ as Vice President of the Bank of Commerce and Industry on behalf of the Bank of Commerce and Industry

State of Illinois
County of Cook

State of Illinois
County of Cook

LENDER: Bank of Commerce & Industry
James Mann, Vice President

GRANTOR: _____

GRANTOR: _____

BORROWER: BY: _____ William Slavik, Partner

BORROWER: BY: _____ Lorraine Burton, Partner

BORROWER: BY: _____ Leila Kovarsky, Partner

BORROWER: BY: _____ Edward Feder, Partner

BORROWER: 4300 Kilpatrick Bldg. Group

GRANTOR: _____

GRANTOR: _____

Title: Authorized Officer

MANAGEMENT: _____

GRANTOR: _____

Title: Vice President

MANAGEMENT: _____

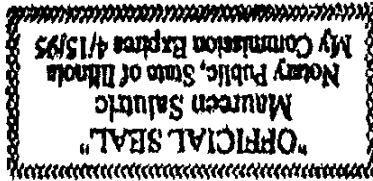
GRANTOR: Comerica Bank-Illinois as Trustee under Trust Agreement No. 5164, dated December 12, 1972

not personally, but as Trustee as Trustee under Trust Agreement No. 5164, dated December 12, 1972

Property of Cook County Clerk

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Given under my hand and Notarial Seal this 13th day of January, 19 94

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named officers of COMERICA BANK - ILLINOIS, an Illinois banking corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such title as designated above, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said bank for the uses and purposes therein set forth and said attesting officer, as custodian of the corporate seal of said bank pursuant to authority, given by the Board of Directors of said bank, as the voluntary act and as the free and voluntary act of said bank for the uses and purposes, therein set forth.

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

ATTEST
 By Willie Jacobs
 Authorized Officer

Comerica Bank - Illinois
 As Trustee as aforesaid and not individually
Suzanne Goldstein Baker
 Vice President

This Document is signed by Comerica Bank - Illinois, not individually, but solely as Trustee under the Trust Agreement mentioned in said Document. Said Trust Agreement is hereby made a part hereof and any claims against Trustee which may result from the signing of this document shall be payable only out of any Trust property which may be held thereunder, except that no duty shall rest upon Comerica Bank - Illinois personally, or as Trustee, to sequester any of the earnings, avails, or proceeds of any real estate in said Trust. Trustee shall not be personally liable for the performance of any of the terms and conditions of this Document or for the validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of Comerica Bank - Illinois is hereby expressly waived by the parties hereto and their respective successors and assigns. All warranties, covenants, indemnities and representations of each and every kind are those of the Trust's beneficiaries only and shall not in any way be considered the responsibility and liability of Comerica Bank - Illinois. This Trustee's exculpatory clause shall be controlling in the event of a conflict of terms created by the documents executed by Comerica Bank - Illinois, as Trustee.

COMERICA

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