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COOK COUNTY, ILLINOIS
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PREPARED BY AND RETURN TO
MARIA T. ESPARZA
8700 NORTH WAUKEGAN ROAD
MORTON GROVE, ILLINOIS 60053
DECEMBER 15, 1993

LOAN MODIFICATION AGREEMENT

This instrument is an Agreement among COMERICA BANK-ILLINOIS, Successor to MANUFACTURERS AFFILIATED TRUST COMPANY, as Trustee under Trust Agreement dated December 24, 1986, and known as its Trust No. 830 ("Mortgagor"); Sol Heifetz and Bella Heifetz, his wife ("Beneficiaries"); Sol Heifetz and Bella Heifetz, his wife ("Guarantors"); and COMERICA BANK-ILLINOIS, ("Lender").

R E C I T A L S

A. Mortgagor is the owner of the real estate described in Exhibit A hereto ("Real Estate"). The only beneficiaries of Mortgagor are Sol Heifetz and Bella Heifetz.

B. On June 10, 1990, Mortgagor executed and delivered to Lender its Mortgage Note in the principal amount of \$556,297.43 and modified January 15, 1993 in the principal amount of \$536,279.34 to evidence a loan in that amount.

C. To secure payment of the Note, the following documents were executed and delivered:

1. A Mortgage, Assignment of Leases & Security Agreement recorded May 7, 1992 with the Recorder of Deeds of Cook County, Illinois, as Document No. 92311466, and a modification recorded March 25, 1993 with the Recorder of Deeds of Cook County Illinois, as Document No. 93223086, wherein Mortgagor mortgaged the Real Estate to Lender.

2. An Assignment of Leases and Rents recorded May 7, 1992 with the Recorder of Deeds of Cook County, Illinois, as Document No. 92311467, and a modification recorded March 25, 1993 with the Recorder of Deeds of Cook County Illinois, as Document No. 93223087, wherein Mortgagor assigned to Lender the rents and income from the Real Estate.

3. Security Agreement and Assignment - Interest in Land Trust wherein Beneficiary collaterally assigned to Lender its beneficial interest in Mortgagor.

4. A Guaranty wherein Guarantors guaranteed the payment of the Note.

BOX 990-371

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(Handwritten mark)

D. The Note is a Mortgage Note in the amount of \$556,297.43. The Beneficiary has requested that Lender (a) reduce the current interest rate under the Note to 7.0%; (b) amortize the Outstanding principal amount of the Note over Two Hundred Twenty Seven (227) months.

WHEREFORE, Mortgagor and Lender hereby agree to the following:

1. To evidence the new maturity, monthly principal amortization payments, and Prepayment Penalty, Mortgagor shall deliver to Lender at the execution and delivery of this Agreement an Amended and Restated Mortgage Note (which is hereby incorporated by reference and attached hereto as Exhibit "B") dated as of the date hereof (the "Restated Note"), payable to the order of Lender in the principal amount of Five Hundred Twenty Three Thousand One Hundred Forty Nine and 18/100 Dollars (\$523,149.18) at the reduced interest rate of 7.0% requiring monthly principal and interest payments of Four Thousand One Hundred Sixty Three and 59/100 (\$4,163.59) commencing January 15, 1994 and the Prepayment Penalty reads as follows:

On any interest payment date under this Note, and upon five (5) days written notice to Bank, or at any time upon any involuntary prepayment, Borrower may prepay this Note in whole or in part upon payment of a premium equal to the sum of the discounted net present values of the interest payments that would otherwise be payable on the principal amount being prepaid, after reducing each such interest payment by the amount of interest that would be payable on its respective due date if the principal amount being prepaid were re-invested at the Current Market Rate. For these purpose, "Current Market Rate" shall mean a per annum reasonably determined by the Bank (based on quotations from established dealers) to be in effect at the prepayment date the secondary market for the United States Treasury securities of a comparable amount and with a comparable term to maturity as the principal amount to be prepaid. The discount rate for the above computation shall be the Current Market Rate. A certificate shall be submitted by Bank to Borrower computing the prepayment premium and shall be presumed correct absent manifest error.

2. Borrower shall continue to provide for monthly deposits of real estate taxes and insurance to provide for tax and insurance reserves at all times sufficient in amount to fully pay the real estate taxes when due and an insurance reserve on the same basis to pay the premiums for hazard, liability and extended coverage insurance. The type and amount of insurance coverage shall be subject to the approval of the Lender.

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3. Except as modified in paragraph 1 above, and the Restated Note, all other Loan Documents remain in full force and effect according to their terms.

4. Guarantors, jointly and severally, and unconditionally, reaffirm their Guaranties of the obligation of Borrower to Lender under the provisions of the Note and Loan Documents.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed and delivered on February 14, 1994.

~~COMERICA TRUST COMPANY~~
BANK-ILLINOIS

COMERICA BANK-ILLINOIS

as Trustee as aforesaid .

By: Marta Brooks

AUTHORIZED OFFICER

Attest: [Signature]

AUTHORIZED OFFICER

By: [Signature]

This instrument is created by the undersigned and is not personally but solely as trustee of the undersigned and is not intended to be a representation, covenant, undertaking or agreement of the Trustee in this instrument.

GUARANTOR/BENEFICIARY

[Signature]

SOL HEIFETZ

GUARANTOR/BENEFICIARY

[Signature]

BELLA HEIFETZ

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EXHIBIT "A"

PARCEL 1:

LOTS 1 TO 7, BOTH INCLUSIVE, LOT 8 (EXCEPT THE WEST 9.5 FEET THEREOF), TOGETHER WITH THE VACATED ALLEY, LYING EAST AND ADJOINING SAID LOT 1, IN BLOCK 10, IN BELMONT GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 18, 1913 AS DOCUMENT NUMBER 5209764, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 3 TO 6, BOTH INCLUSIVE, IN RINECK AND BIRREN'S BELMONT AVENUE ADDITION TO CHICAGO, IN THE NORTH EAST 1/4 OF SAID SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO. 13-27-204-056-0000, AND 13-27-204-058-0000

COMMONLY KNOWN AS: 4141 WEST BELMONT, CHICAGO, ILLINOIS 60641

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that SOL HEIFETZ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act of the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of February, 1994.

OFFICIAL SEAL
FLORENCE LIESE
Notary Public, State of Illinois
My Commission Expires 1-4-98

Florence Liese
Notary Public

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify, that DELIA HEIFETZ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14th day of February, 1994.

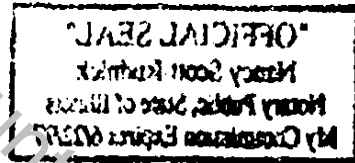
OFFICIAL SEAL
FLORENCE LIESE
Notary Public, State of Illinois
My Commission Expires 1-4-98

Florence Liese
Notary Public

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AMENDED AND RESTATED MORTGAGE NOTE

\$ 523,149.18

Morton Grove, Illinois

December 15, 1993

FOR VALUE RECEIVED, the undersigned Comerica Bank-Illinois, Successor to Manufacturers Affiliated Trust Company, as Trustee U/T/A dated 12/24/86 n/a/a Trust No. 890 ("Maker") hereby promises to pay to the order of Comerica Bank-Illinois ("Payee"), at its office at 8700 North Waukegan Road, Morton Grove, IL 60053

or at such other place as Payee may from time to time designate, in the manner hereinafter provided, the principal sum of Five Hundred Three Thousand One Hundred Ninety Four and 18/100 523,149.18 Dollars, in lawful money of the United States of America, together with interest ("Interest Rate") from the date of disbursement on the outstanding balance from time to time as follows:

Principal and Interest payable monthly at the rate of 7% per annum in equal instalments of Four Thousand One Hundred Sixty Three and 59/100 (\$4,163.59) dollars commencing on the 15th day of January, 1994 and on the 15th day of each month thereafter until this Mortgage Note is fully paid, except that the final payment of Principal and Interest if not sooner paid shall become due on the 15th day of December, 1995. The Principal and Interest provided herein is computed on the basis of a 227 month amortization.

Interest shall be calculated hereunder on the basis of actual days in a month over a 360-day year. In the event that the unpaid principal balance of this Mortgage Note ("Note") becomes due and payable on a date other than the first day of a calendar month, a final payment of interest at the rate provided in this Note shall be due and payable on such date.

This Note is secured by a certain Mortgage, Assignment of Lease and Security Agreement of even date herewith executed by Maker ("Mortgage") which pertains to certain real estate located at 4141 W. Belmont, Chicago, IL 60641

Cook County, Illinois, and legally described on Exhibit "2" attached to the Mortgage ("Real Estate"), and is further secured by the other Loan and Security documents ("Loan Documents") (as defined in the Mortgage) all of which documents bear even date herewith, which are made a part hereof and which are hereby incorporated by reference.

(Insert Prepayment Provision)

See attached Rider to Amended and Restated Mortgage Note dated December 15, 1993 for Prepayment Penalty.

If Maker fails to pay any installment or payment of principal or interest or other charge due hereunder when due, or if at any time hereafter the right to foreclose or exercise the remedies available under the Mortgage or other Loan Documents or to accelerate this Note shall accrue to the Payee under any of the provisions contained in this Note, the Mortgage, or the other Loan Documents, including, without limitation, by reason of the Real Estate or any part thereof or any legal, equitable or beneficial interest therein, being sold, assigned, transferred, conveyed, mortgaged or otherwise loaned or encumbered to or in favor of any party other than Payee, or by reason of Maker or any beneficiary of Maker other than Payee, or by reason of Maker or any beneficiary of Maker entering into any contract or agreement for any of the foregoing, or if at any time hereafter any other default occurs under the Mortgage, this Note, Guaranty, if any, of this Note or any of the Loan Documents, and Maker fails to cure the same within the time period, if any, provided for curing the same under the terms of the Mortgage or other Loan Documents, then at the option and election of the Payee, and without further notice, grace or opportunity to cure, the entire unpaid principal balance outstanding hereunder, together with all interest accrued thereon, may be accelerated and become immediately due and payable at the place of payment aforesaid.

In case the right to accelerate this Note shall accrue by reason of any of the events of default referred to in the preceding paragraph, in lieu of or in addition to any other right or remedy then available under this Note or the other Loan Documents, the Payee shall have the right and option, without further notice, to implement, as of and from the date of default, the "Default Rate" (as hereinafter defined) to the entire principal balance outstanding under the Note and all accrued interest thereon. For purposes of this Note, the "Default Rate" shall be the prime rate plus six (6%) percent (P + 6). The term prime rate means the prime commercial rate of the Payee, such rate being changed from time to time as established or announced by Payee. Prime does not mean the lowest interest rate offered by Payee from time to time.

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Without limiting the foregoing, the Payee shall have the option in lieu of or in addition to acceleration and/or implementing the Default Rate and/or exercising any other right or remedy, to require that Maker shall pay the Payee a late payment charge equal to five (5%) percent for each dollar of any monthly payment not received within ten (10) days of when due to partially defray the additional expenses incident to the handling and processing of past due payments. The foregoing late payment charge shall apply individually to all past due payments and shall be subject to no daily pro rata adjustment or reduction.

Time is of the essence hereof

Maker, for itself and its successors and assigns, estates, heirs, and personal representatives, and each co-maker, endorser or guarantor, if any, of this Note, for their successors and assigns, estates, heirs, and personal representatives, hereby forever waive(s) presentment, protest and demand, notice of protest, demand, dishonor and non-payment of this Note, and all other notices in connection with the delivery, acceptance, performance, default or enforcement of the payment of this Note and waives and renounces all rights to the benefits of any statute of limitations and any moratorium, appraisement, exemption and homestead law now provided or which may hereby be provided by any federal or state statute or decisions, including but not limited to exemptions provided by or allowed under the Bankruptcy Code, against the enforcement and collection of the obligations evidenced by this Note, and any and all amendments, substitutions, extensions, renewals, increases and modifications hereof. Maker agrees to pay all costs and expenses of collection and enforcement of this Note when incurred, including Payee's attorneys' fees and legal and court costs, including any incurred on appeal or in connection with bankruptcy or insolvency, whether or not any lawsuit or proceeding is ever filed with respect hereto. No extensions of time of the payment of this Note or any installment hereof or any other modification, amendment or forbearance made by agreement with any person now or hereafter liable for the payment of this Note shall operate to release, discharge, modify, change or affect the liability of any co-maker, endorser, guarantor of any other person with regard to this Note, either in whole or in part.

No failure on the part of Payee or any holder hereof to exercise any right or remedy hereunder, whether before or after the occurrence of a default, shall constitute a waiver thereof, and no waiver of any past default shall constitute a waiver of any future default or of any other default. No failure to accelerate the debt evidenced hereby by reason of default hereunder, or acceptance of a past due installment, or indulgence granted from time to time shall be construed to be a waiver of the right to insist upon prompt payment thereafter or to impose the Default Rate retroactively or prospectively, or to impose late payment charges, or shall be deemed to be a novation of this Note or as a reinstatement of the debt evidenced hereby or as a waiver of such right of acceleration or any other right or be construed so as to preclude the exercise of any right which the Payee or any holder hereof may have, whether by the laws of the state governing this Note, by agreement, or otherwise, and none of the foregoing shall operate to release, change or affect the liability of Maker or any co-maker, endorser or guarantor of this Note, and Maker and each co-maker, endorser and guarantor hereby expressly waive the benefit of any statute or rule of law or equity which would produce a result contrary to or in conflict with the foregoing. This Note may not be modified or amended orally, but only by an agreement in writing signed by the party against whom such agreement is sought to be enforced.

The parties hereto intend and believe that each provision in this Note comports with all applicable local, state, and federal laws and judicial decisions. However, if any provisions, provision, or portion of any provision in this Note is found by a court of competent jurisdiction to be in violation of any applicable local, state or federal ordinance, statute, law, or administrative or judicial decision, or public policy, and if such court would declare such (or) or, provision or provisions of this Note to be illegal, invalid, unlawful, void or unenforceable as written, then it is the intent of all parties hereto that such portion, provision or provisions shall be given force and effect to the fullest possible extent that they are legal, valid and enforceable, and that the remainder of this Note shall be construed as if such illegal, invalid, unlawful, void or unenforceable portion, provision or provisions were severable and not contained therein, and that the rights, obligations and interest of the Maker and the holder hereof under the remainder of this Note shall continue in full force and effect.

All terms, conditions and agreements herein are expressly limited to that in no contingency or event whatsoever, whether by reason of advancement of the proceeds hereof, acceleration of maturity of the unpaid principal balance hereof, or otherwise, shall the amount paid or agreed to be paid to the holders hereof for the use, forbearance or detention of the money to be advanced hereunder exceed the highest lawful rate permissible under applicable laws. If, from any circumstances whatsoever, fulfillment of any provision hereof shall involve transcending the limit of validity prescribed by law which a court of competent jurisdiction may deem applicable hereto, then (pro facto) the obligation to be fulfilled shall be reduced to the limit of such validity, and if under any circumstances the holder hereof shall ever receive as interest an amount which would exceed the highest lawful rate, such amount which would be excessive interest shall be applied to the reduction of the unpaid principal balance due hereunder and not to the payment of interest.

This Note shall inure to the benefit of the Payee and its successors and assigns and shall be binding upon the undersigned and its successors and assigns. As used herein, the term "Payee" shall mean and include the successors and assigns of the identified payee and the holder or holders of this Note from time to time.

Maker acknowledges and agrees that (i) this Note and the rights and obligations of all parties hereunder shall be governed by and construed under the laws of the State of Illinois; (ii) that the obligation evidenced by this Note is an exempt transaction under the Truth-in-Lending Act, 15 U.S.C. Sec. 1601 et seq.; (iii) that said obligation constitutes a "business loan" which comes within the purview of Ill. Rev. Stat. ch. 17, para. 6404, Sec. 4(1)(c) (1981); and (iv) that the proceeds of the loan evidenced by this Note will not be used for the purchase of registered equity securities within the purview of Regulation "G" issued by the Board of Governors of the Federal Reserve System.

The obligations of the Maker of this Note shall be direct and primary and when the context or construction of the terms of this Note so require, all words used in the singular herein shall be deemed to have been used in the plural and the masculine shall include the feminine and neuter. This Note shall be the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their successors and assigns.

This Note shall be governed by and enforced in accordance with the laws of the State of Illinois.

Maker hereby irrevocably agrees and consents and submits to the jurisdiction of any court of general jurisdiction in the State of Illinois, but further agrees that any litigation, actions or proceedings will be litigated at the Payee's sole discretion and election only in courts having situs within the City of Chicago, State of Illinois, in any United States District Court located within the State of Illinois including the United States District Court for the Northern District of Illinois, Eastern Division, if such court shall have jurisdiction over the subject matter, with respect to any legal proceeding arising out of or related to this Note and irrevocably waives any right that may exist with respect to a jury or jury trial and right to transfer or change the venue.

BY SIGNING THIS NOTE, Maker accepts and agrees to the terms and covenants contained in this Note.

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Land Trust Maker

This Note is executed by the undersigned, not personally, but as Trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee, and it is expressly understood and agreed by Payee and by every person now or hereafter holding this Note or claiming any right of security hereunder that nothing herein or in the Mortgage shall be construed as creating any liability on said Trustee personally to pay said Note or any interest that may accrue thereon, or to perform any covenants, either express or implied, herein contained, but nothing in the preceding portions of this paragraph shall limit Payee's right of recovery on this Note, the Mortgage and other Loan Documents against and out of the Real Estate and other collateral thereby conveyed by enforcement of the provisions hereof and of the Mortgage, nor in any way limit or affect the personal liability of any co-signer, endorser or guarantor of this Note and other Loan Documents.

EXECUTED AND DELIVERED at Chicago, Illinois as of this _____ day of _____, 19 _____

Comerica bank-Illinois, Successor to
~~Manufacturers Affiliated Trust Company~~
not personally, but as Trustee
Trust No. 890

by: Name: _____

Title: _____

ATTEST [SEAL]

By: _____

Name: _____

Title: _____

Individual Maker

Property of Cook County Clerk's Office

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RIDER TO AMENDED AND RESTATED

MORTGAGE NOTE DATED DECEMBER 15, 1994

PREPAYMENT PENALTY

On any interest payment date under this Note, and upon five (5) days written notice to Bank, or at any time upon any involuntary prepayment, Borrower may prepay this Note in whole or in part upon payment of a premium equal to the sum of the discounted net present values of the interest payments that would otherwise be payable on the principal amount being prepaid, after reducing each such interest payment by the amount of interest that would be payable on its respective due date if the principal amount being prepaid were re-invested at the Current Market Rate. For these purposes, "Current Market Rate" shall mean a per annum reasonably determined by the Bank (based on quotations from established dealers) to be in effect at the prepayment date the secondary market for the United States Treasury securities of a comparable amount and with a comparable term to maturity as the principal amount to be prepaid. The discount rate for the above computation shall be the Current Market Rate. A certificate shall be submitted by Bank to Borrower computing the prepayment premium and shall be presumed correct absent manifest error.

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CLERK OF COOK COUNTY Clerk's Office