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COOK COUNTY RECORDER

MORTGAGE MODIFICATION AGREEMENT

Agreement dated as of April 30, 1995 between American National Bank & Trust Company of Chicago U/T/A dated February 15, 1993 K/A Trust # 11661709 ("Mortgagor") and Bank One, Chicago, NA ("Bank").

RECITALS

- A. Mortgagor is indebted to Bank in the principal sum of Six Hundred Thousand Dollars (\$600,000.00) as evidenced by an Original Business Purpose Revolving Promissory Note ("Note") dated as of April 30, 1993 and modified July 30, 1994 and September 30, 1994, which Note is secured in part by a Mortgage, ("Mortgage") applicable to the property commonly known as 1803 Main Street, Lemont, Illinois 60439, legally described on Exhibit "A" attached hereto, which document was recorded with the Cook County Recorder of Deeds on November 2, 1993 as Document Number 93-882604.
- B. Mortgagor has requested an extension of the maturity date of the Note from April 30, 1995 to July 30, 1995, and Bank is willing to grant such extension pursuant to the terms and provisions of this Agreement and a Promissory Note Modification Agreement dated April 30, 1995, in the principal sum of Six Hundred Thousand (\$600,000.00) ("Renewal Note").

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 and other applicable Security Documents are in full force and effect.
- 2. The Mortgage and other Security Documents are hereby modified to provide that such instruments continue to be granted as collateral security for repayment of the Renewal Note.
- 3. In all other respects, the Mortgage and other applicable Security Documents are hereby ratified and reaffirmed.

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

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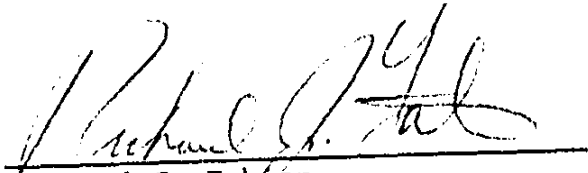
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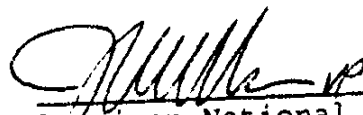
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BANK ONE, CHICAGO, NA

Property of Cook County Clerk


Richard J. Fabian
Assistant Vice President


American National Bank & Trust
Company of Chicago U/T/A dated
02/16/93 A/K/A Trust # 11661709



Prepared by:

Richard J. Fabian
Assistant Vice President
Bank One, Chicago, NA
14 South LaGrange Road
LaGrange, IL 60525

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee, in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, covenants, representations, covenants, undertakings and agreements herein made on the part of the Trustee are made solely by it in its capacity as Trustee and not personally, and the personal liability or personal responsibility of the Trustee shall not be assumed or incurred by or against the Trustee or in favor of any warranty, covenant, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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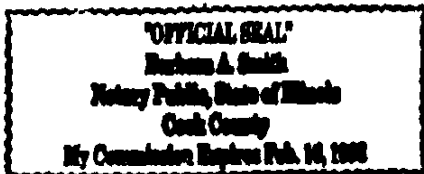
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned a Notary Public in and for and residing in the said County, in the State aforesaid, do hereby certify that RICHARD J. FABIAN, of BANK ONE, CHICAGO, NA, 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, sealed and delivered the said instrument as his [her] free and voluntary act, for the purpose and in the capacity (if any) therein set forth.

GIVEN under my hand and notary seal this 30TH day of APRIL, 1995.

Barbara A. Smith
Notary Public



STATE OF ILLINOIS)
COUNTY OF COOK) SS.

The foregoing instrument was acknowledged before me this 26 day of May 1995 by J. MICHAEL WHELAN and VICE PRESIDENT and _____ respectively, of American National Bank and Trust Company of Chicago, a national banking association, as Trustee, as aforesaid, on behalf of said banking association.

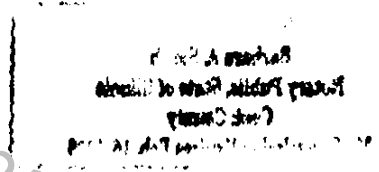
Annette G. Flood
Notary Public



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EXHIBIT A

PARCEL 1:

THAT PART OF LOT 3 IN JOSEPH N. PEW'S DIVISION (EXCEPTING THE WEST 100.5 FEET OF THE EAST 120.5 FEET AND EXCEPT THE NORTHWESTERLY 25.0 FEET THEREOF) OF THAT PART OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1911 AS DOCUMENT NUMBER 4743736, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:
COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF MOBILE AND OHIO RAILROAD WITH THE SOUTH LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 15 THENCE NORTH 66 DEGREES 36 MINUTES 48 SECONDS EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID GULF MOBILE AND OHIO RAILROAD 1516.59 FEET TO PLACE OF BEGINNING; THENCE CONTINUING NORTH 66 DEGREES 36 MINUTES 48 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 372.93 FEET; THENCE SOUTH 16 DEGREES 37 MINUTES 01 SECONDS EAST 244.71 FEET; THENCE SOUTH 66 DEGREES 36 MINUTES 48 SECONDS WEST 344.09 FEET; THENCE NORTH 23 DEGREES 27 MINUTES 12 SECONDS WEST, 243.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT DATED SEPTEMBER 20, 1978 AND RECORDED OCTOBER 26, 1978 AS DOCUMENT 24690228 AND ASSIGNMENT OF SAID GRANT RECORDED JUNE 12, 1979 AS DOCUMENT 25000144 OVER THE FOLLOWING DESCRIBED PROPERTY:
THAT PART OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING A STRIP OF LAND 20 FEET IN WIDTH DESCRIBED AS EASTERLY OF THE FOLLOWING DESCRIBED LINE; COMMENCING ON THE NORTHERLY RIGHT OF WAY LINE OF THE SAG-LEMONT HIGHWAY 313.73 FEET WESTERLY OF THE EAST LINE OF SAID SOUTH EAST 1/4 AS MEASURED ALONG THE SAID NORTHERLY LINE, THENCE NORTH 16 DEGREES 37 MINUTES 01 SECONDS WEST 305.75 FEET ON A LINE MAKING AN ANGLE FROM EAST TO NORTH FROM LAST SAID NORTHERLY LINE, OF 92 DEGREES 16 MINUTES 10 SECONDS; AND ALSO THE SAID EASEMENT BEING THE SOUTHERLY 40 FEET LYING NORTHERLY AND ADJACENT TO SAID SAG-LEMONT HIGHWAY LYING EAST OF FIRST DESCRIBED EASEMENT EXCEPTING THEREFROM THE EASTERLY 120.5 FEET AS MEASURED NORMAL TO SAID EAST LINE OF THE SOUTH EAST 1/4 ALL IN COOK COUNTY, ILLINOIS

P.I.N. 22-15-200-014-0000

COMMON ADDRESS: 1803 MAIN STREET, LEMONT, IL 60439

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