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DOCUMENT PREPARED AND
RECORDATION REQUESTED BY:

Bank One, Chicago, NA
8760 West 159th Street
Orland Park, Illinois 60462

. DEPT-01 RECORDING \$27.50
. T#0008 TRAH 6687 06/28/95 09:18:00
. #3134 1 81. #--95-415962
. COOK COUNTY RECORDER

WHEN RECORDED MAIL TO:

Bank One, Chicago, NA
8760 West 159th Street
Orland Park, Illinois 60462

MORTGAGE MODIFICATION AGREEMENT

AGREEMENT dated as of June 5, 1995 between Tenant Fire Protection, Inc., an Illinois corporation, located at 7637 W. 100th Place, Unit 4, Bldg. C, Bridgeview, Illinois ("Borrower"), Lawrence A. Walsh ("Grantor", "Mortgagor" or "Guarantor") and Bank One, Chicago, NA, with an office located at 8760 West 159th Street, Orland Park, Illinois 60462 ("Lender").

RECITALS

A. Borrower is currently indebted to Lender under a Secured Revolving Credit Term Note dated as of October 20, 1989 in the principal face amount of One Hundred Thousand and 00/100 Dollars (\$100,000.00) (as amended, modified or extended from time to time, "Revolving Note"), which Revolving Note is secured by (without limitation) the following Security Documents:

- 1) Security Agreement-Accounts, Inventory and Equipment from Borrower to Lender dated October 20, 1989 ("Security Agreement");
- 2) Commercial Guaranty dated July 20, 1994 executed by Guarantor ("Guaranty"); and
- 3) Mortgage and Assignment of Rents from Grantor to Lender dated October 20, 1989 (as amended, modified or extended from time to time, "Mortgage") on the property commonly known as 7907 W. 97th Place, Hickory Hills, Illinois, legally described as follows ("Property"):

27.50

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LOT 41 IN PRILL'S HICKORY HILLS ESTATES, A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN # 23-12-103-008

The Mortgage was recorded with the Cook County Recorder's Office on November 1, 1989 as Document Nos. 89-518203 and 89-518204.

B. Borrower, Grantor and Guarantor have requested that the maturity date of the Revolving Note be changed from a demand basis to June 5, 1996 and Lender is willing to grant such request pursuant to the terms and provisions of this Agreement and a promissory note dated June 5, 1995 in the principal sum of One Hundred Thousand and 00/100 Dollars (\$100,000.00) ("Promissory Note").

NOW THEREFORE, in consideration of the above recitals, the parties hereto do hereby agree and acknowledge as follows:

1. Borrower, Grantor and Guarantor acknowledge that the Security Agreement, Guaranty, Mortgage and other applicable Security Documents are in full force and effect.
2. The Security Agreement, Guaranty, Mortgage and other applicable Security Documents are hereby modified to provide that such instruments are granted as collateral security for repayment of the Promissory Note and any future advances under the Promissory Note, whether such advances are obligatory or to be made at the option of the Lender, or otherwise, as are made within twenty years from the date of the Mortgage, to the same extent as if such future advances were made on the date of the execution of the Mortgage, although there may be no advance made at the time of execution of the Mortgage, and although there may be no indebtedness outstanding at the time any advance is made. The total amount of indebtedness that is secured by the Mortgage may increase or decrease from time to time, but the total unpaid balance so secured at any one time shall not exceed a maximum principal amount of \$100,000.00, plus interest thereon, and any disbursements made for the payment of taxes, special assessments, or insurance on the Property, with interest on such disbursements and any other amounts as may be specified in the Mortgage.
3. In all other respects, the Security Agreement, Guaranty, Mortgage and other applicable Security Documents are hereby ratified and reaffirmed.


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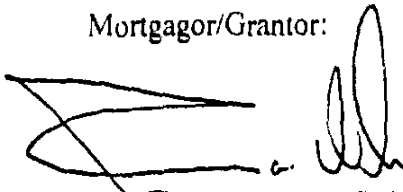
Property of Cook County Clerk's Office

DATED AT ORLAND PARK, ILLINOIS AS OF THE DATE FIRST ABOVE WRITTEN

Borrower:
Tenant Fire Protection, Inc.,
an Illinois corporation

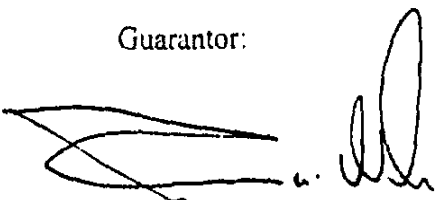

By: _____
Its: President

Mortgagor/Grantor:



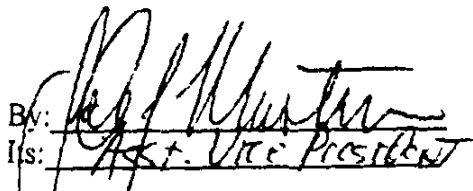
Lawrence A. Walsh

Guarantor:



Lawrence A. Walsh

Lender:
Bank One, Chicago, NA


By: _____
Its: Asst. Vice President

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Page 4

BANK ONE, CHICAGO, NA

JUN 12 1995

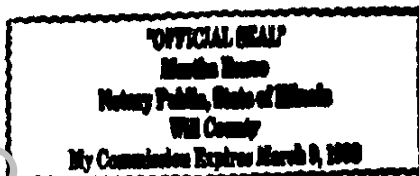
RECORDING/RELEASE

STATE OF ILLINOIS) SS
COUNTY OF Cook)

I, the undersigned, a notary public in and for the state and county aforesaid, DO hereby certify that Lawrence A. Walsh, appeared before me in person and acknowledged that he signed the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 7th day of June, 19 95.

Martha Russo
Notary Public



STATE OF ILLINOIS) SS
COUNTY OF Cook)

I, the undersigned, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY that John J. Masterson of Bank One, Chicago, NA, appeared before me in person and acknowledged that he signed the foregoing instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notary seal this 7th day of June, 19 95.

Martha Russo
Notary Public



This document was prepared by

Jack Masterson/Sam L. Pappas
Bank One, Chicago, NA
8760 West 159th Street
Orland Park, Illinois 60462

After recording, please return to
Judy Davis/Loan Services
Bank One, Chicago, NA
PO Box 806083
Chicago, IL 60680-6083

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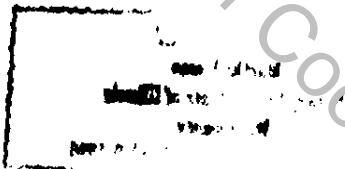
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AMERICAN BANK NOTE COMPANY

NEW YORK

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