

# UNOFFICIAL COPY

After recording return to:

Kristin Faust, Vice President  
LaSalle National Bank  
120 South LaSalle Street  
Chicago, Illinois 60603

95-127482

LIN: 16-25-104-005-0000

95-01 RECORDING \$27.00  
14:01:11 TRAN 437 06/30/95 14:14:00  
4021 1.117 11-915-427482  
COOK CO. RECORDER

Property Address:

2200 South Marshall Blvd.  
Chicago, Illinois 60623

## FIRST MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES

THIS FIRST MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES (this "Agreement") dated as of May 1, 1995 is between LASALLE NATIONAL BANK, a national banking association ("Mortgagee") and LATINO YOUTH, INC., an Illinois not-for-profit corporation ("Mortgagor").

### R E C I T A L S:

A. Mortgagor executed a Mortgage, Security Agreement and Financing Statement (the "Mortgage") dated as of May 10, 1993 and recorded on May 13, 1993 as Document No. 93-361778 in the Office of the Cook County Recorder of Deeds (the "Recorder's Office") and encumbering certain property commonly known as 2200 South Marshall Boulevard, Chicago, Illinois 60623, and as more particularly described in Exhibit A attached hereto (the "Premises");

B. Mortgagor executed an Assignment of Rents and Leases (the "Assignment") dated as of May 10, 1993 and recorded on May 13, 1993 as Document No. 93-361779 in the Recorder's Office and relating to the Premises;

C. The Mortgage and Assignment secure (i) that certain \$100,000 Note dated as of May 10, 1993 (the "Term Note"), and (ii) that certain \$125,000 Revolving Note dated as of May 10, 1993 (the "Revolving Note" and, together with the Term Note, the "Notes"), and any and all renewals, extensions and modifications of either thereof;

D. The Term Note bears interest prior to maturity or the occurrence of a Default at a rate equal to 8.69% per annum and

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the Revolving Note has heretofore borne interest at a rate equal to 6.15% per annum;

E. Mortgagor has, contemporaneously herewith, accepted from Mortgagee a \$125,000 Replacement Revolving Note dated as of May 1, 1995 in substitution for the Revolving Note, which bears interest at a rate equal to 8-3/4% per annum;

F. Mortgagor and Mortgagee desire that from and after the date hereof, all references to the Revolving Note in the Mortgage and in the Assignment shall be deemed to be references to the Replacement Revolving Note as aforesaid;

NOW, THEREFORE, in consideration of the foregoing, the parties hereby agree as follows:

1. Note Secured. (a) The term "Revolving Note", as defined in each of the Mortgage and Assignment, is hereby amended to be the Replacement Revolving Note as defined herein.

(b) Mortgagor expressly agrees that the Mortgage and Assignment secure the Notes, any and all extensions, renewals and modifications thereof and substitutions therefor, and any other sums, liabilities or indebtedness as set forth in the Mortgage or the Assignment.

2. Continuing Effect. All the terms of the Mortgage and Assignment are hereby incorporated by reference herein, and the Mortgage and Assignment, except as hereby modified, shall remain in full force and effect in all respects. Mortgagor, by execution of this Agreement, hereby reaffirms, assumes and binds itself to all of the obligations, duties, rights, covenants, terms and conditions that are contained in the Mortgage and Assignment.

IN WITNESS WHEREOF, this Agreement has been duly executed the day and year first above written.

LABALLE NATIONAL BANK

LATINO YOUTH, INC.

By: [Signature]

Its: [Signature]

By: [Signature]

Its: [Signature]

This Document Prepared by:  
Denise Sondej, Esq.  
ABV AMRO North America, Inc.  
135 S. LaSalle Street  
Chicago, Illinois 60603

95-107-882

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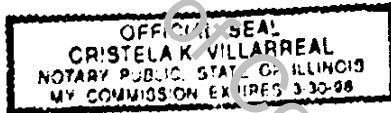
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sonia Silva-Alvarez of LATINO YOUTH, INC and \_\_\_\_\_ of said corporation, who are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument as such President and \_\_\_\_\_ respectively, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this 2<sup>ND</sup> day of June, 1995.

*Cristela K. Villarreal*  
Notary Public



SEAL:

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that KRISTIN FAUST of LASALLE NATIONAL BANK, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth. GIVEN under my hand and notarial seal this 11<sup>th</sup> day of May, 1995.

*Cristela K. Villarreal*  
Notary Public



SEAL:

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Exhibit A

## Legal Description

LOTS 1, 2, 3, AND 4 IN ANNIE G. SHARP'S SUBDIVISION OF THE NORTH 3 ACRES OF LOT 3 IN SUPERIOR COURT PARTITION OF THE EAST 48 ACRES OF THE NORTH 96 ACRES OF THE NORTH WEST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE SOUTH WEST BOULEVARD IN COOK COUNTY, ILLINOIS

Property Address: 2200 South Marshall Blvd.  
Chicago, Illinois 60623

P.I.N.: 16-25-104-005-0000

May 10, 1995  
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