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2006

(i) The installment Business Loan Note dated December 27, 1993 in the principal amount of \$482,768.07, maturing on December 15, 1998 executed and delivered by Armen S. Minasian to the Mortgagee with interest at the per annum rate of Seven and one-half percent (7 & 1/2%) on the principal balance remaining from time to time unpaid. Interest after default or maturity of the note, whether by acceleration or otherwise, on the principal balance of the note remaining from time to time unpaid shall be at the per annum rate of Ten and one-half percent (10 & 1/2%); and

This Mortgage secures the indebtedness or obligation evidenced by:

Now, Therefore, in consideration of the mutual promises and covenants of the parties hereto, it is agreed as follows:

amount secured by the Mortgage.

And Whereas, the Mortgagee and the Mortgagee are desirous of further amending the Mortgage to increase the limitation on

And Whereas, the Mortgagee and the Mortgagee are desirous of amending the Mortgage in connection with the execution and delivery of a certain Business Loan Note dated September 30, 1995 in the principal amount of Ninety Two Thousand and 00/100 Dollars (\$92,000.00), maturing December 15, 1995 executed and delivered the Mortgagee to the Mortgagee;

Tax Parcel Identification No. 11-19-105-004, and 11-19-105-003

Commonly known as: 1240-44 Chicago Avenue, Evanston, Illinois

LOT 1 AND 2 IN THE RESUBDIVISION OF THE NORTH 175 FEET OF BLOCK 1 IN SNYDER'S ADDITION TO EVANSTON, IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (NORTH 1/2 OF WEST 1/4 OF SAID SECTION), IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ILLINOIS.

Whereas, to secure the Note, the Mortgagee has previously executed and delivered to the Mortgagee, a certain Mortgage and Assignment of Real Estate Leases and Rentals each dated December 27, 1993 (the "Mortgage") recorded with the Recorder of Deeds of Cook County, Illinois on January 6, 1994 as Document No. 94017535 and 94017986, respectively, encumbering real property in Cook County, Illinois; legally described therein as follows, (the "Premises"):

Whereas, the Mortgagee has executed and delivered to NBD Bank a Note dated December 27, 1993 (the "Note"), in the original principal amount of Four Hundred Eighty Two Thousand Seven Hundred Sixty Eight and 07/100 Dollars (\$482,768.07), maturing on December 15, 1998; and

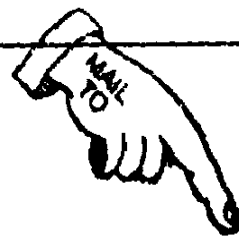
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WITNESSETH

This Agreement (hereinafter the "Agreement") is made and entered into this 30th day of September, 1995, by and between NBD Bank, an Illinois banking corporation, having its principal office at 211 South Wheaton Avenue, Wheaton, Illinois 60187 (herein the "Mortgagee"), Armen S. Minasian (the "Mortgagor").



MORTGAGE MODIFICATION AGREEMENT



PREPARED BY:
Michael R. McGehee
(CLOS Center)
WHEN RECORDED RETURN TO:
NBD BANK
1603 Orrington Avenue
Evanston, IL 60204
ATTN: James M. Orlin

DEPT-01 RECORDING \$25.50
140008 TRAN 6195 10/30/95 15:04:00
40411 JB *-95-740492
COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

(f) The Business Loan Note dated September 30, 1995 in the principal amount of \$92,000.00, maturing on December 15, 1995 executed and delivered by Armen S. Minasian to the Mortgagee with interest at the per annum rate of one percent (1%) above the rate announced from time to time by the Bank as its "prime" rate (the "Note Rate"), which rate may not be the lowest rate charged by the Bank to any of its customers, until maturity, and at the rate of 3% per annum above the Note Rate on overdue principal from the date when due, whether by acceleration or otherwise, until paid; and

including any extensions, renewals, modifications or replacements without limit as to the number or frequency (the "Debt").

Limitation on amount secured by Mortgage. Notwithstanding anything to the contrary contained in this Mortgage, the amount secured by this Mortgage shall not exceed the principal sum of \$574,768.07 at any one time outstanding.

Except where the context otherwise may require, it is agreed that the terms "Borrower", "Mortgagor" and "Assignor" when used and appearing in the Note, Mortgage, Assignments of Leases and Rents, and this Agreement shall be construed as and mean Armen S. Minasian.

Except where the context otherwise may require, it is agreed that the terms "Mortgagee", "Bank" and "Assignee" when used and appearing in the Note, Mortgage, Assignments of Leases and Rents, and this Agreement shall be construed as and mean NBD Bank.

It is further agreed between the Mortgagor and the Mortgagee that neither the repayment of the indebtedness evidenced by the Note, nor the obligations of the Mortgagor thereunder, nor the Mortgage, shall in any way be prejudiced by this Agreement, said Mortgage being intended to be modified only to the extent therein and herein mentioned and said Mortgage to continue and remain in full force and effect. The parties hereto ratify, adopt and confirm their respective covenants, agreements and conditions as set forth in the Mortgage as modified by this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Mortgage Modification Agreement to be executed by their respective duly authorized representatives as of the date first written above.

MORTGAGEE

MORTGAGOR

NBD Bank

Armen S. Minasian

By:

James M. Orlin, Second Vice President

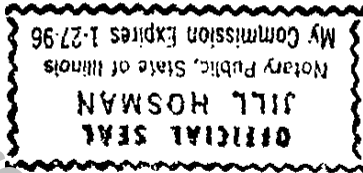
Nicole Higgins, Banking Officer

Attest:

Armen S. Minasian

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Michael R. McCann/2007



My Commission expires:

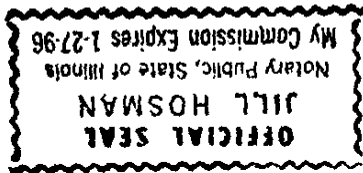
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Jill Hosman
Notary Public

I, Jill Hosman, a Notary Public in and for said County and State, do hereby certify that Armen S. Minasian 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 free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and official seal, this 30th day of SEPTEMBER, 1994 5

State of Illinois)
County of Cook)
SS)



My Commission expires:

Jill Hosman
Notary Public

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that James M. Orlin and Nicola Higgins of NBD BANK, an Illinois Banking Corporation, are the Second Vice President and Banking Officer thereof are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers of said corporation, respectively, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and the free and voluntary act of NBD Bank for the uses and purposes therein set forth.

Given under my hand and official seal, this 30th day of SEPTEMBER, 1994 5

State of Illinois)
County of Cook)
SS)

957490492

Proprietor of Cook County Clerk's Office

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