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(Chicago, Cook County, Illinois)

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SECOND MODIFICATION OF MORTGAGE

MADE this 21st day of JUNE, 1995, by and between W.M. GILL COMPANY, a Pennsylvania corporation (the "Mortgagee"), and COLLAP BANK, FEDERAL SAVINGS BANK, (the "Mortgagee").

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WITNESSETH THAT:

WHEREAS, the Mortgagee and the Mortgagee entered into a Term Loan and Line of Credit Loan Agreement dated January 14, 1991, as amended by that certain Amendment No. 1 to Term Loan and Line of Credit Loan Agreement dated as of January 29, 1993, and as amended by that certain Amendment No. 2 to Term Loan and Line of Credit Loan Agreement dated as of June 20, 1994 (collectively, the "Loan Agreement"), pursuant to which the Mortgagee agreed to make to Mortgagee discretionary line of credit loans in an amount not to exceed \$750,000 (the "Line of Credit"), and term loans in the maximum principal amount of \$1,350,000 and \$600,000 (the "Term Loans"); (the Line of Credit and the Term Loans shall sometimes be collectively, referred to herein as the "Loans"). The line of credit is evidenced by Borrower's Demand Note dated as of January 14, 1991 (the "Demand Note"); and the Term Loans are evidenced by Borrower's Term Loan Note dated January 14, 1991

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(the "Term Loan Note") and Borrower's Term Loan Note dated June 28, 1994 (the "Additional Term Loan Note").

WHEREAS, in accordance with the provisions of the Loan Agreement, the Mortgagor executed that certain Open End Mortgage and Security Agreement in favor of Mortgagee dated January 14, 1991 and recorded in the real estate records of Cook County, Illinois in Document Number 91054113, and subsequently in the title records of Cook County, Illinois as Document Number 920243423, as amended by that certain Modification of Mortgage dated June 28, 1994 and recorded as Document Number 94607932 (collectively, the "Mortgage") creating a first priority mortgage lien to Mortgagee on that certain property and improvements located thereon which is described as Exhibit "A" attached hereto, in order to secure the payment of the principal of and interest on the loans; and

WHEREAS, the Mortgagor and the Mortgagee desire to amend the Mortgage to reflect, among other things, the amendment of the Loan Agreement pursuant to which amendment Mortgagee has agreed to increase the Line of Credit to an amount not to exceed \$1,750,000, which is evidenced by that certain \$1,300,000 Amended and Restated Demand Note of Borrower in favor of Bank dated the date of this Modification (the "Amended and Restated Demand Note"); (the Amended and Restated Demand Note, the Term Loan Note

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and the Additional Term Loan Note shall sometimes be referred to collectively herein as the "Notes").

now, present, the parties hereto, intending to be legally bound hereby, agree as follows:

1. The definition of "Debt" contained in paragraph 1 of the Mortgage shall include, in addition to all other items of "Debt" set forth in paragraph 1 of the Mortgage, all advances made by Mortgagee to Mortgagor under the Amended and Restated Demand Note issued in connection with the Loan Agreement as amended by the Amendment No. 3 to Term Loan and Line of Credit Loan Agreement dated as of July 27, 1998 (the "Amended Loan Agreement").

2. The Mortgage as amended hereby is given for the purpose of securing loan advances which Mortgagee may make to Mortgagor pursuant and subject to the terms and provisions of the Amended Loan Agreement, which Amended Loan Agreement is incorporated herein and made a part hereof by this reference. The parties hereto intend that, in addition to any other obligations assumed hereby, the Mortgage as amended hereby shall secure unpaid balances of loan advances made after this Second Modification of Mortgage is delivered to the Office of the Recorder of Deeds of Cook County, Illinois for recording in the

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real estate records, whether made pursuant to an obligation of mortgage or otherwise.

3. Except as expressly amended hereby, all of the terms, provisions and conditions of the Mortgage shall remain in full force and effect and shall be applicable hereto and are incorporated herein by reference thereto and made a part hereof.

IN WITNESS WHEREOF, the Mortgagor and the Mortgagee have executed this Second Modification of Mortgage as of the day and year first above written.

ATTEST:

S.W. BELL COMPANY
Pennsylvania corporation

By: J.M. Bradley
Title: Assistant Secretary

By: [Signature]
Title: President

DOUGLASS BANK, FEDERAL SAVINGS BANK

By: [Signature]
Title: President

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COMMONWEALTH OF PENNSYLVANIA

SS:

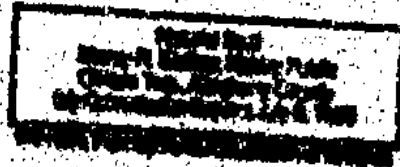
COUNTY OF ALLEGANY

ON THIS, the 27th day of JUNE, 1995, before me, the undersigned officer, personally appeared John H. Edie who acknowledged himself to be the President of S.N. Bell Company, a Pennsylvania corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the same of the corporation by himself as such officer.

In presence of me, I have hereunto set my hand and official seal.

John H. Edie
Notary Public

My Commission Expires:



1995

NOTICE OF RECALL
MAY 19 1995
COUNTY OF ALLEGANY
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COMMONWEALTH OF PENNSYLVANIA

SS:

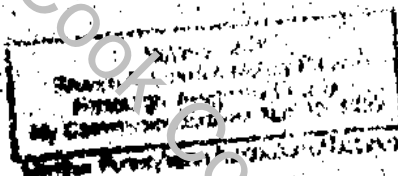
COUNTY OF ALLEGHENY

ON THIS, the 11th day of June, 1995, before me, the undersigned officer, personally appeared Perry E. Hefey who acknowledged himself to be the Vice President for Dollar Bank, Federal Savings Bank, and that he, as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Sharon H. Cooper
Notary Public

My Commission Expires:



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EXHIBIT A

PAGE 1:

That part of Block "B" in South Chicago Bank Company's Addition to South Chicago being a subdivision of the South 1/4 of Fractional Section 7, Township 27 North, Range 13 East of the Third Principal Meridian, beginning on the South line of 188th Street above said South line (successor the East line of said Fractional Section 7) thence running East on a line projected with the South line of said 188th Street and along the South line of property heretofore owned by John B. Dunn to Chicago Ship Building Company to the intersection of the East line of the Church of the Calvary Block, of said has been located and improved by the United States Government; thence Southwesterly along said East line of said Church to a point on said East line above the corner line of 187th Street, if projected, would intersect the East line of said Church; thence East along said line on property to a point on the East line of said Fractional Section 7; thence West on the East line of said Fractional Section 7 to a point of beginning (except that portion thereof described as a strip of land 60 feet in width running across said described land in a Northwesterly and Southwesterly direction and occupied by the Calvary Block Building Company as a right-of-way) in Cook County, Illinois.

ALS.

PAGE 2:

That part of Block 1 in Taylor's Third Addition to South Chicago, a subdivision in the Northwest corner of Section 8, Township 27 North, Range 13 East of the Third Principal Meridian and that part of Block "B" of the South Chicago Bank Company's Addition to Chicago, being a subdivision of part of Fractional Section 7, Township 27 North, Range 13 East of the Third Principal Meridian, all being as a tract and described as follows: beginning at the intersection of the South line of 188th Street, produced East and the East line of the East line of Church line as established by Section No. 188137; thence South 88 degrees 18 minutes 00 seconds East along said line 18.8 feet; thence East 88.8 feet; thence South 18 degrees 30 seconds East 17.00 feet; thence East 21.8 feet; thence South 78 degrees 34 minutes 12 seconds East, 188.8 feet; thence South 8 degrees 12 minutes 00 seconds East, 18.8 feet thence Southwesterly along a curved line external to the Church line a radius of 621.34 feet, a central distance of 62.8 feet to a point on the South line of 187th Street produced East, if said line being 187.8 feet East of the East Church line as set forth in No. 188137; thence East along said South line of 187th Street, produced East, 188.8 feet to the point of beginning.

ALS.

That part of Block 2 in Taylor's Third Addition to South Chicago, a subdivision in the Northwest corner of Section 8, Township 27 North, Range 13 East of the Third Principal Meridian, and that part of lot 74 in Block 5, in the subdivision of lot 20 in Block 4 and that part of Block 1 lying East of the Calvary Block situated in Taylor's Third Addition to South Chicago aforesaid, and that part of Block 10 in Taylor's Third Addition to South Chicago, a subdivision in aforesaid Section 8, and that part of Block "B" of the South Chicago Bank Company's Addition to South Chicago, being a subdivision of part of Fractional Section 7, Township 27 North, Range 13 East of the Third Principal Meridian, and that part of 188th Street, all being as a tract and described as follows:

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beginning at the intersection of the west line of Lot 12 in Block 4 and the east line of Block 3 lying East of the Chicago River Railway to Taylor's Third Addition to South Chicago, a Subdivision of part of the Northern quarter of Section 6, Township 37 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

ALSO.

ALSO.

The North half of the 14 East located alley lying South of and adjacent to Lot 31 in the subdivision of Lot 16 in Block 4 and that part of Block 3 lying West of the Chicago River Railway in Taylor's Third Addition to South Chicago, a Subdivision of part of the Northern quarter of Section 6, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

ALSO.

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thence easterly along the North line of said lots 17 and 18 (20.0 feet) to the point of beginning, in Cook County, Illinois.

21.20.

That part of the North half of 14.0 foot vacant alley lying south of and adjoining the South line of lots 32 and 33 and easterly of the following described line produced Southwesterly; beginning at a point on the North line of lot 33, said point being 13.0 feet (measured perpendicular) Southeasterly of the course line of center track of the Calumet River Railroad; thence Southwesterly to a point on the South line of lot 33, said point being 30.0 feet (measured perpendicular) Southwesterly of the center line of center track of the Calumet River Road, all in the subdivision of lot 36 in Block 4 and that part of Block 2 lying East of the Calumet River Railway in Taylor's First Addition to South Chicago, a subdivision of part of the Northwest quarter of Section 4, Township 17 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

21.21.

Course for Egress and ingress, as created by Grant of Easement dated June 11, 1903 by and between American Ship Building Company and LaSalle National Bank, as Trustee under Trust Agreement dated March 11, 1903 and known as Trust No. 104376 and recorded June 17, 1903 as Easement No. 2413703, over that part of the North half of Block 33 described as follows: Beginning at a point in the South line of block 33, also on the North line of 101st Street, said point being 50.50 feet East of the East East corner of Block 33 in Taylor's First Addition to South Chicago, a subdivision of part of the North fractional half of Section 8, Township 17 North, Range 13 East of the Third Principal Meridian; thence South 69 degrees 41 minutes 20 seconds West along the North line of 101st Street, 79.44 feet; thence South 6 degrees 13 minutes 4 seconds West, 13.23 feet to the South line of the North half of 101st Street; thence South 69 degrees 41 minutes 20 seconds West along said North line 101st Street; thence South 10 degrees 37 minutes 40 seconds West, 23.00 feet to the point of beginning, in Cook County, Illinois.

21.22.

Vegetal Easement for Egress and ingress, as created by Grant of Easement dated June 11, 1903 by and between American Ship Building Company and LaSalle National Bank, as Trustee under Trust Agreement dated March 11, 1903 and known as Trust No. 104376 and recorded June 17, 1903 as Easement No. 2413703, over that part of Block 33 of the South Chicago South Company's Addition to South Chicago, being a subdivision of part of fractional Section 7, Township 17 North, Range 13, East of the Third Principal Meridian, described as follows: Beginning at a point on the East East line or amended line as per Easement 104376, said point being 100.0 feet North of the South line of 101st Street, produced West, thence South along said East East line 100.4 feet; thence East perpendicular to East East line, 121.24 feet; thence South 49 degrees 32 minutes 30 seconds West, 140.11 feet to the point of beginning, in Cook County, Illinois.

PARCEL 3:

That part of lots 75 and 76 lying East of the right-of-way of the Calumet River Railroad Company, and lots 64 to 73, inclusive, and that part of lot 74 described as follows:

Commencing at the Southwest corner of said lot 74, thence West along the South line of said lot 74, 40.74 feet to the point of intersection with the easterly right-of-way line of Calumet River Railroad Company (said point being 72.45 feet East of the Southeast corner of said lot 74); thence Northwesterly along said easterly right-of-way line, being a curved line commencing easterly and having a radius of 375.30 feet, a distance of 375.30 feet to the point of intersection with the East line of said lot 74; thence South along said East line of lot 74, 221.04 feet, more or less, to the point of beginning.

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Permanent Tax Numbers (cont.):

- 22-02-110-070, Value 290 (all lots part of Parcel 2);
- 22-02-110-071, " (all lots part of Parcel 2 and the North half of the East-West
 street alley lying west of adjoining said lot 71);
- 22-02-110-072, " (all lots part of Parcel 2);
- 22-02-110-073, " (all lots part of Parcel 2 falling in Block 5 in Taylor's
 First Addition to South Chicago street).

Being more particularly known as 10218 South Avenue 0, Chicago, Illinois 60617.

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95-11-0000

NOTICE OF MORTGAGE

Between
S.M. Bell ("Mortgagee")

Debtors
Dollar Bank, N.A. ("Mortgagee")

June 27, 1995

For be recorded in the office of the
Clerk of Cook County, Illinois

Lori A. Fontana
Mortgagee
Mortgagee
Mortgagee

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COOK COUNTY RECORDER

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