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Prepared By:
 BANK OF CHICAGO
 6353 W. 55th St.
 Chicago, IL 60638
 ROSE BENCIK
 Return to:
 BANK OF CHICAGO
 Loan Administration Dept.
 6353 W. 55th St.
 Chicago, IL 60638

95302105

DEPT-01 RECORDING 925.00
 T40012 TRAH 3991 05/08/95 13:27:00
 47745 + JM *-95-302105
 COOK COUNTY RECORDER

 This Space for Recorder's Use Only

AMENDMENT TO MORTGAGE

THIS AMENDMENT made this 10TH day of MARCH, 1995 by and between COMMERCIAL NATIONAL BANK OF CHICAGO, not personally, but as Trustee under Trust No. 770 dated September 5, 1985 (hereinafter referred as "Mortgagor") and BANK OF CHICAGO f/k/a BANK OF CHICAGO LAKESHORE (hereinafter referred to as "Mortgagee").

W I T N E S S E T H:

WHEREAS, the Mortgagee is the holder and owner of a certain Mortgage (hereinafter referred to as the "Mortgage") securing a Secured Business Note (hereinafter referred to as the "Note") in the original principal sum of ONE HUNDRED SIXTY SEVEN THOUSAND SIX HUNDRED NINETY THREE AND 46/100 (\$167,693.46) from the Mortgagor dated MARCH 18, 1992 payable to the order of the Mortgagee; and

WHEREAS, the Mortgage was recorded APRIL 2, 1992 with the Recorder of Deeds of COOK County, Illinois as document No. 92220332, and amended pursuant to Amendment to Mortgage recorded APRIL 22, 1993 with the Recorder of Deeds of COOK County, Illinois as document No. 95-299550 and conveyed the real estate described below:

LOTS 3, 4, 5, 6, 7, 8, AND 9 IN BLOCK 65 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RIGHT OF WAY OF NORTHWESTERN ELEVATED RAILROAD COMPANY) IN COOK COUNTY, ILLINOIS.

Property Address: 4447 N. KEDZIE, CHICAGO, IL.

P.I.N. # 13-13-125-002, AFFECTS LOT 3
 13-13-125-003, AFFECTS LOT 4
 13-13-125-004, AFFECTS LOTS 5 AND 6
 13-13-125-005, AFFECTS LOT 7
 13-13-125-006, AFFECTS LOTS 8 AND 9

WHEREAS, the Note has been modified pursuant to a Note Modification Agreement amending the maturity date of the Note to June 10, 1995;

BOX 333-CTI

PROPER

COOK COUNTY

EP 683 L

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WHEREAS, the Note has been modified pursuant to a Note Modification Agreement changing the default interest rate on the note as follows:

Interest shall accrue at a rate equal to 4.00 % per annum above the Prime Rate as identified by the Lender from time to time as its Prime Rate (the "Default Rate") provided however, that at no time shall the Default Rate be less than 13.00 % per annum. The Default Rate shall change on the same date that the Prime Rate changed unless a change in the Prime Rate would cause the Default Rate to become less than 13.00 % per annum. The Prime Rate is one of the Bank's index rate and merely serves as a basis under which effective rates of interest are calculated for loans making reference thereof and may not be the lowest or best rate at which the Bank calculates interest or extends credit.

WHEREAS, the Note has been modified pursuant to a Note Modification Agreement amending the monthly payment amount of the Note to INTEREST MONTHLY ONLY.

NOW THEREFORE, in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and in further consideration of the mutual promises contained herein, Mortgagee and Mortgagor agree as follows:

1. The Maturity Date of the Note as reflected on the Mortgage is hereby changed to JUNE 10, 1995.

2. The Default Interest Rate of the Note as reflected on the Mortgage is hereby changed to the following:

Interest shall accrue at a rate equal to 4.00 % per annum above the Prime Rate as identified by the Lender from time to time as its Prime Rate (the "Default Rate") provided however, that at no time shall the Default Rate be less than 13.00 % per annum. The Default Rate shall change on the same date that the Prime Rate changed unless a change in the Prime Rate would cause the Default Rate to become less than 13.00 % per annum. The Prime Rate is one of the Bank's index rates and merely serves as a basis under which effective rates of interest are calculated for loans making reference thereof and may not be the lowest or best rate at which the Bank calculates interest or extends credit.

3. The monthly payment amount of the Note as reflected on the Mortgage is hereby changed to INTEREST MONTHLY ONLY.

4. This Agreement shall be attached to and made a part of the Mortgage.

5. Mortgagor warrants that the Mortgage, as modified hereby, is valid, binding and enforceable according to its terms.

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

Exculpatory provision restricting any liability of Bank of Chicago stated below is hereby expressly made a part hereof.

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"This Amendment to Mortgage is executed by the undersigned, not personally, but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee (and said Trustee hereby warrants in its individual capacity that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on said Trustee personally to pay the Note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant, representation, agreement, or condition, either expressed or implied herein contained, or with regard to any warranty contained in this Amendment to Mortgage except the warranty made in this paragraph, all such liability, if any, being expressly waived by Lender and by every person now or hereafter claiming any right or security hereunder; provided that nothing herein contained shall be construed in any way so as to affect or impair the lien of this Mortgage or Lender's right to the foreclosure thereof, or construed in any way so as to limit or restrict any of the rights and remedies of Lender in any such foreclosure proceedings or other enforcement of the payment of the indebtedness secured hereby, out of, and from the security given therefore in the manner provided herein, or construed in any way so as to limit or restrict any of the rights and remedies of Lender under any other document or instrument evidencing, securing or guaranteeing the indebtedness secured hereby."

COMMERCIAL NATIONAL BANK OF CHICAGO, NOT PERSONALLY, BUT AS TRUSTEE
U/T/A DATED 09/05/85 AND KNOWN AS TRUST #770

BY: [Signature]
TRUST OFFICER
ATTEST: [Signature]
ACCEPTED: ASSISTANT TRUST OFFICER

This instrument is executed by COMMERCIAL NATIONAL BANK OF CHICAGO, not personally, but solely as Trustee. All the covenants and conditions to be performed hereunder by COMMERCIAL NATIONAL BANK OF CHICAGO are undertaken by it solely as Trustee, as aforesaid, and no personal liability shall be assumed or be enforceable against COMMERCIAL NATIONAL BANK OF CHICAGO by reason of any of the covenants, statements, representations or warranties contained in this instrument.

BANK OF CHICAGO

BY: [Signature] v.p.
G. WAYNE ANDERSON, VICE PRESIDENT

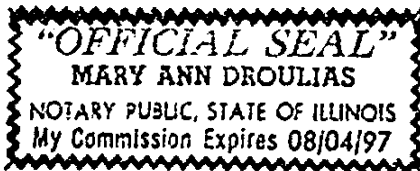
CORPORATE ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, MARY DROULIAS, a Notary Public in and for the said County, in the State aforesaid, DO CERTIFY that before me this day personally appeared FAYE NICOLOPOULOS and JOANNE SCARLATIS known to me to be the Trust Officer and Asst. Trust Officer Secretary of Commercial National Bank, a corporation, and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 3rd day of May, 1995.
[Signature]
Notary Public

My Commission Expires:
8/04/97



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