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COOK COUNTY RECORDER

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MEMORANDUM OF FIRST LOAN MODIFICATION AGREEMENT

This Memorandum, dated as of June 1, 1996, is by and between LAKESIDE BANK, an Illinois banking corporation ("Mortgagee"), and LAKESIDE BANK, not personally but as Trustee under Trust Agreement No.10-1425 dated November 15, 1989 and Lakeside Bank, not personally but as Trustee under Trust Agreement No.10-1424 dated November 15, 1989 (the "Mortgagor").

Pursuant to a certain First Loan Modification Agreement of even date herewith and between the parties hereto (and others), which is hereby incorporated herein by reference, the following described Mortgage, and the Note thereby secured, each dated June 5, 1995 executed by the Mortgagor and in favor of the Mortgagee, have been amended or modified to reflect six (6) interest only payments, due monthly, beginning July 1, 1996 and every month thereafter, then eleven (11) payments of \$1,458.73 principal plus interest, due monthly, beginning January 1, 1997 and every month thereafter until December 1, 1997, the maturity date, when the balance of unpaid principal and accrued interest will be due and payable and the maturity date is extended (from June 1, 1996) to December 1, 1997.

The Mortgage was recorded June 12, 1995 with the Cook County Recorder of Deeds as Document No.95273820 and re-recorded on June 15, 1995 as Document No.95387959 and a Mortgage was recorded on June 12, 1995 with the Cook County Recorder of Deeds as Document No.95379819 respectively and pertains to the real estate described in attached Exhibit A.

MORTGAGEE:

LAKESIDE BANK

BY: David V. Parkhurst
ITS VICE PRESIDENT

ATTEST: Spencer Henry
ITS ASST. VICE PRESIDENT

MORTGAGOR:

96707847

LAKESIDE BANK, not personally but as Trustee, UTA dated 11/15/89 AKA Trust No.10-1425

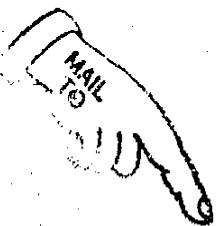
BY: Vincent J. Plus
ITS VICE - PRESIDENT & TRUST OFFICER

BY: Spencer Henry
ITS

LAKESIDE BANK, not personally but as Trustee, UTA dated 11/15/89 AKA Trust No.10-1424

BY: Vincent J. Plus
ITS VICE - PRESIDENT & TRUST OFFICER

BY: Spencer Henry
ITS



LAKESIDE BANK
ATTN: DONNA DEVENY
55 W. WACKER DR.
CHICAGO, IL. 60601

SEE RIDER ATTACHED HERETO
AND MADE A PART HEREOF.

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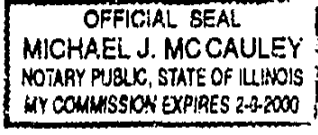
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COUNTY OF COOK)
) SS

The foregoing Instrument was acknowledge before me by
DAVID J. PINKERTON, the VICEPRESIDENT of, and
SAZANNE HENSON, the ASSISTANT VICE PRESIDENT of,
LAKESIDE BANK, an Illinois corporation, on behalf of the
corporation, on this 16th day of SEPTEMBER, 19 96.

Michael J. McCauley
NOTARY PUBLIC

Commission Expires:
2-8-00

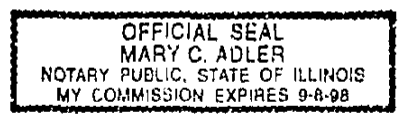


I, the undersigned, a Notary Public in and
for said County, in the State aforesaid, do hereby certify that
Vincent Tolve, VP - Trust Officer and
Suzanne Henson AWP for LAKESIDE BANK as Trustee,

and not personally, under Trust Agreement dated November 15, 1989
and known as Trust 10-1424 are personally known to me to be
the same persons whose name are subscribed to the foregoing
instrument, appeared before me this day in person and acknowledged
that they signed, sealed and delivered the said instrument as their
own free and voluntary act, for the uses and purposes therein set
forth on this 16th day September, 19 96.

Mary C. Adler
NOTARY PUBLIC

My Commission Expires:
9-8-98



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EXHIBIT A

PARCEL 1: LOTS 30, 31 AND 32 (EXCEPT THE EAST 3.23 FEET THEREOF) IN BLOCK 14 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 3.23 FEET OF LOT 32 AND ALL OF LOTS 33, 34, 35, 36 AND THE WEST 2.23 FEET OF LOT 37 IN BLOCK 14 IN WEST CHICAGO LAND COMPANY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4724-30 WEST RICE STREET, CHICAGO, ILLINOIS 60651

PIN: #16-03-313-049 AND 16-03-313-050

PARCEL 3: LOT 14 AND THE NORTH 2 1/2 FEET OF LOT 15 IN BLOCK 42 IN VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS .

COMMONLY KNOWN AS: 138 SOUTH EAST AVENUE, OAK PARK, ILLINOIS 60302

PIN: #16-07-403-011

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This Agreement is executed by the undersigned, LAKESIDE BANK, not individually but solely as Trustee, as aforesaid, and said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of the trust property which is the subject of this Agreement, and it is expressly understood and agreed by the parties hereto, notwithstanding anything herein contained to the contrary that each and all of the undertakings and agreements herein made are made and intended not as personal undertakings and agreements of the Trustee or for the purpose of binding the Trustee personally, but this Agreement is executed and delivered by the Trustee solely in the exercise of the powers conferred upon it as such Trustee and no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforced against said Trustee on account of any undertaking or agreement herein contained, either expressed or implied, of for the validity or condition of the title to said property or for any agreement with respect thereto. All representations of the Trustee, including those as to title, are those of the Trustee's beneficiary only. Any and all personal liability of LAKESIDE BANK is hereby expressly waived by the parties hereto and their respective personal representatives, estates, heirs, successors and assigns.

Clerk's Office

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