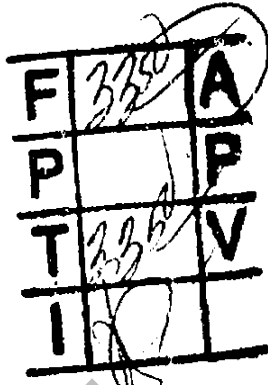


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 COOK COUNTY RECORDER

FIRSTAR BANK ILLINOIS

MORTGAGE AND ASSIGNMENT OF RENTS MODIFICATION AGREEMENT

This Mortgage and Assignment of Rents Modification Agreement is dated as of this 3rd day of November, 1995 and is made between The Court Partners, an Illinois limited partnership, located at 401 S. LaSalle Street, Chicago, Illinois 60605 ("Mortgagor") and Firststar Bank Illinois, located at 30 N. Michigan Avenue, Chicago, Illinois 60602 ("Mortgagee").

UNDERSTANDINGS

A. Mortgagor executed a Mortgage in favor of Bank of Highwood dated as of July 30, 1991 and recorded August 6, 1991 with the Cook County, Illinois Recorder of Deeds as Document No. 91397411 (the "Mortgage") and an Assignment of Rents dated as of July 30, 1991 and recorded August 6, 1991 with the Cook County, Illinois Recorder of Deeds as Document No. 91397412, both encumbering the real estate described on Exhibit A attached hereto and made a part hereof.

B. The Mortgage and Assignment of Rents secure the indebtedness, obligations and liabilities of Mortgagor pursuant to a Promissory Note in the original principal amount of \$500,000.00 dated July 30, 1991 executed by Mortgagor made payable to Bank of Highwood ("Note").

C. Mortgagor is currently the holder of the Note, the Mortgage and the Assignment of Rents.

D. The principal balance of the Note is due and payable on demand. As of November 3, 1995, the outstanding principal balance due is \$419,586.78.

E. The accrued and unpaid interest on the outstanding principal balance of the Note as of November 3, 1995 is \$-0-.

E. Mortgagor wishes to replace the Note with an installment note with a fixed interest rate and fixed principal payments, and Mortgagee is willing to do so.

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NOW, THEREFORE, in consideration of the Understandings set forth above, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor and Mortgagee agree as follows:

1. Paragraph 2A on the first page of the Mortgage and Paragraph 2A on the first page of the Assignment of Rents are hereby deleted in their entirety, and the following is substituted in their place:

"A. (i) an installment note dated November 3, 1995 executed by THE COURT PARTNERS (Borrower) made payable to the order of Bank, which evidences a loan (Loan) to Borrower in the amount of \$419,586.78, plus interest, and all extensions, renewals, modifications or substitutions thereof, which Note is due and payable on June 25, 1996; and

(ii) Commercial Guaranty dated as of June 25, 1993 executed by THE COURT PARTNERS in favor of Bank of Highwood, guarantying the obligations of Prospect Partners Limited Partnership pursuant to a Note executed by Prospect Partners Limited Partnership made payable to Bank of Highwood in the original principal amount of \$280,000.00, which Note is due and payable, if not payable earlier by acceleration, on June 25, 1996."

2. As used in the Mortgage and in the Assignment of Rents, the word "Bank" shall mean "Firststar Bank Illinois".

3. In all other respects, the Mortgage and Assignment of Rents shall remain unchanged and in full force and effect.

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

MORTGAGOR:

THE COURT PARTNERS,
an Illinois limited partnership

By: Gila Shaltiel
Gila Shaltiel
Its General Partner

MORTGAGEE:

FIRSTSTAR BANK ILLINOIS

By: Judith G. Johnson
Its: Vice President

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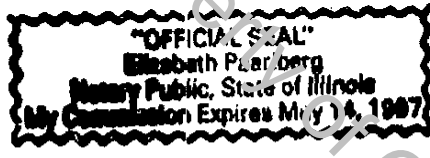
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, ELIZABETH PARLBERG a Notary Public in and for the County and State aforesaid, do hereby certify that Gila Shaltiel, personally known to me to be the general partner of The Court Partners, an Illinois limited partnership, and same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that she signed and delivered said instrument as her own free and voluntary act, and as the free and voluntary act of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 18 day of Dec, 1995.



[Handwritten Signature]

Notary Public

My Commission Expires: _____

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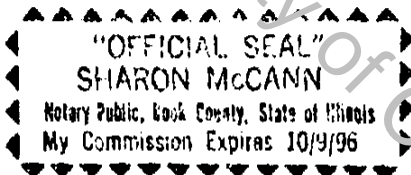
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STATE OF ILLINOIS)
COUNTY OF COOK)

I, Sharon McCann, a Notary Public in and for the County and State aforesaid, do hereby certify that Judith E Johnson of Firststar Bank Illinois, a banking corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that she/he, being thereunto duly authorized, signed and delivered said instrument as her/his 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 27th day of December, 1995.



Sharon McCann
Notary Public

My Commission Expires: _____

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EXHIBIT A

Legal Description

LOT 11 IN GLENBROOK INDUSTRIAL PARK, UNIT 2, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF LINE 100 FEET WEST OF THE CENTERLINE OF THE MOST WESTERLY TRACT OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1901 Raymond Drive, Northbrook, Illinois

Permanent Index No. 04-15-303-004

This Document Prepared By
and Mail To:

Marc J. Chalfen
DeHaan & Richter, P.C.
55 W. Monroe Street
Suite 1000
Chicago, Illinois 60602

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