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MORTGAGE MODIFICATION AGREEMENT

This Modification Agreement is dated as of this 31st day of October, 1995, and is made between American Foundrymen's Society, an Illinois Corporation ("Mortgagor") and First Bank National Association, as Successor in Interest to The First National Bank of Des Plaines ("Mortgagee").

, DEPT-10 PENALTY

\$48.00

UNDERSTANDINGS

A. Mortgagor executed a Mortgage in favor of Mortgagee dated as of September 30, 1989 and registered February 27, 1990 with the Cook County Registrar of Titles as Document No. 3862757 (the "Mortgage") encumbering the real estate described on Exhibit A attached hereto and made a part hereof.

B. The Mortgage secured the indebtedness, obligations and liabilities of Mortgagor and Cast Metals Institute, an Illinois corporation pursuant to a Promissory Note in the original principal amount of \$1,000,000.00 dated September 30, 1989 payable to Mortgagee and executed by Mortgagor and Cast Metals Institute, an Illinois corporation ("Note I") and any renewals thereof.

C. Mortgagor executed a Mortgage Modification Agreement in favor of Mortgagee dated as of October 31, 1992 and recorded with the Cook County Recorder, Torrens Recording Department on November 17, 1992 as document number 92859969 ("Mortgage Modification") encumbering the real estate described on Exhibit A.

D. Mortgagor executed a Mortgage Modification Agreement in favor of Mortgagee dated as of October 31, 1993, and recorded with the Cook County Recorder on November 4, 1993, as document number 93895535 ("Mortgage Modification I") encumbering the real estate described on Exhibit A.

E. Mortgagor executed a Mortgage Modification Agreement in favor of Mortgagee dated as of October 31, 1994, and recorded with the Cook County Recorder on October 19, 1994, as document number 94896006 ("Mortgage Modification II") encumbering the real estate described on Exhibit A.

F. The Mortgage as modified by Mortgage Modification II secures the indebtedness, obligations and liabilities of Mortgagor and Cast Metals Institute, an Illinois corporation pursuant to a Promissory Note in the original principal amount of \$1,000,000.00 dated October 31, 1994, payable to Mortgagee and executed by Mortgagor and Cast Metals Institute, an Illinois corporation ("Note II") which is a renewal of Note I and any renewals thereof.

G. Mortgagor and Cast Metals Institute wish to extend the term of Note II, and Mortgagee is willing to do so.

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:

DEPT-01 RECORDING
150003 TRAN 8420 05/17/96 16:07:00
42292 4 LIT *--96--378234
COOK COUNTY RECORDER
\$51.50

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1. The first paragraph immediately following the word "WITNESS" on the first page of the Mortgage is hereby deleted in its entirety, and the following is substituted in its place:

"WITNESS: Cast Metals Institute, an Illinois corporation ("Debtor") and Mortgagor have executed a promissory note ("Note") dated as of October 31, 1995, payable to the order of the Mortgagee in the principal amount of \$1,000,000.00, plus interest at the per annum rate of the Reference Rate of Mortgagee and after DEFAULT or MATURITY at the per annum rate of three percent (3%) in excess of the Reference Rate of Mortgagee. The Note with any accrued and unpaid interest is payable on October 31, 1997, unless the Note shall become due earlier whether by acceleration or otherwise. Interest is payable monthly commencing on November 30, 1995, and on the last day of each month thereafter until Maturity. This Mortgage secures a Revolving Credit Note. Disbursements of principal shall be made in accordance with the terms of the Note. The Mortgagor and Debtor may borrow, repay and reborrow up to the full principal amount of \$1,000,000.00 in accordance with the terms of the Note. This Mortgage secures not only the indebtedness from the Mortgagor and Debtor to the Mortgagee existing on the date hereof but all such future advances, whether such advances are obligatory or to be made at the option of the Mortgagee or otherwise as are made within twenty (20) years from the date of this Mortgage to the same extent as if such future advances were made on the date of the execution of this Mortgage although there may be no advance made at the time of the execution of this Mortgage and although there may be no indebtedness outstanding at the time any advance is made. The total amount of indebtedness secured by this Mortgage may increase or decrease from time to time, but the total unpaid balance so secured at any one time shall not exceed an amount in excess of 400% of the original stated principal amount of the Note and this Mortgage including additional advances plus interest thereon and any disbursements made by Mortgagee for the payment of taxes, special assessments or insurance on the Premises, with interest on such disbursements."

2. In all other respects, the Mortgage shall remain unchanged and in full force and effect.

MORTGAGOR:

American Foundrymen's Society,
an Illinois corporation

By: Paul J. Richter - J.R. Richter
Its: _____

MORTGAGEE:

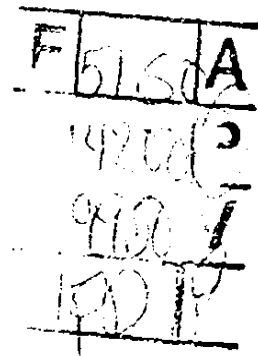
First Bank National Association

By: Elizabeth L. Williams
Its: Vice President

Prepared By and Mail To:

Paul J. Richter, Esq.
DeHaan & Richter, P.C.
55 West Monroe Street, Suite 1000
Chicago, Illinois 60603
(312) 726-2660

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STATE OF ILLINOIS

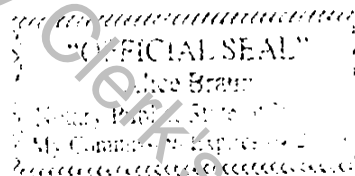
COUNTY OF Cook

I, Alice Braun, a Notary Public in and for said County, in the State
aforesaid, do hereby certify that William Brown, of William Brown
Society, an Illinois corporation and William Brown
of said corporation personally known to me to be the same persons whose
names are subscribed to the foregoing instrument as such William Brown
and William Brown, respectively, appeared before me this day in person and
acknowledged that they signed and delivered the said instrument as their own free and
voluntary acts and as the free and voluntary act of said corporation for the uses and
purposes therein set forth; 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 15th day of
March, 1914.

Alice Braun
NOTARY PUBLIC

My Commission Expires: _____



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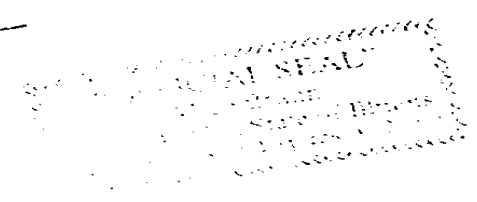
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STATE OF Illinois
COUNTY OF Cook

I, William R. Adams, a Notary Public in and for the
County and State aforesaid, do hereby certify that William R. Adams of
foregoing instrument, appeared before me this day in person and acknowledged to the
he, being thereunto duly authorized, signed and delivered said instrument as 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 13th day of
March, 1946.
William R. Adams
Notary Public

My Commission Expires: _____



CLIENTS\59732\MTGMDAND.DOC\03-05-46

EXHIBIT A

1), LOT TWO (2), LOT THREE (3) and that part of the Easterly Half (½) of the
vacated 20 foot wide alley lying immediately North Easterly of the North-
elongation of the Southerly Line of said Lot 3 as per vacation, Document No.
NOT FOUR and that part of the Westerly Half (½) of the Heretofore vacated 20
alley lying immediately East and Southeast of Lot 4 and lying Northerly of a
from the most Southerly corner of Lot 4 to the Southwest corner of Lot 48, all
4 as per Vacation Document No. 3505730. All of LOT FIVE (5). LOT SIX
part thereof described as follows: Commencing at a point 8.32 feet East of
West Corner thereof; thence South on a line forming an interior angle of 90° 04',
of 61.54 feet; thence West 3.09 feet; thence South parallel with the first
curve, a distance of 111.01 feet to the South Line of Lot 6, aforesaid; thence
ly to the South West Corner of Lot 6, aforesaid; thence North on the West
6, aforesaid, to the North West Corner thereof; thence East 8.32 feet

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PARCEL 3:

LOT FORTY TWO (42), LOT FORTY THREE (43) In Block Twelve (12) in H.M. Cornell Co's Cumberland, a Subdivision of the South Half (½) of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section 7, Township 41 North, Range 12, East of the Third Principal Meridian also that part of the East Half (½) of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, lying North of the center line of Seeger's Road, called Elk Grove Road, and a Resubdivision of Lots 1 and 8 in Seeger's Subdivision of part of the South Half (½) of Fractional Section 7 and part of the North Half (½) of Fractional Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois, February 29, 1928, as Document Number 9946935, in book 255 of Plats Page 36 and filed in the Office of the Registrar of Titles of said County February 29, 1928 as Document Number 394967 and according to the Surveyor's Certificate of Correction thereof, recorded in said Recorder's Office September 28, 1929, as Document Number 1049548 and filed in said Registrar's Office September 16, 1932, as Document Number 592610.

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PARCEL 5:

LOT FORTY FOUR (44) BLOCK TWELVE (12) in The H.M. Cornell Co.'s Cumberland, a Subdivision of the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section 7, Township 41 North, Range 12, East of the Third Principal Meridian, also that part of the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, lying North of the center line of Seeger's Road called Elk Grove Road, and a Resubdivision of Lots 1 and 8 in Seeger's Subdivision of part of the South Half ($\frac{1}{2}$) of Fractional Section 7 and part of the North Half ($\frac{1}{2}$) of Fractional Section 18, Township 41 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois, February 29, 1928, as Document Number 9940985 in Book 255 of Plate Page 36, filed in the Office of the Registrar of Titles of said County February 29, 1928 as Document Number 394967, and according to the Surveyor's Certificate of Correction thereof recorded in said Recorder's Office September 28, 1929, as Document Number 10492548, and filed in said Registrar's Office September 16, 1932 as Document Number 592610.

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PARCEL 6:

LOT FORTY FIVE (45) BLOCK TWELVE (12) in H.M. Cornell's Co.'s Cumberland Subdivision of the South Half (½) of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section 7, Township 41 North, Range 12, East of the Third Principal Meridian; also that part of the East Half (½) of the Northeast Quarter (¼) of Section 18, Township 41 North, Range 12, East of the Third Principal Meridian lying North of the center line of Seeger's Road, called Elk Grove Road, and a Resubdivision of Lots 1 and 8 in Seeger's Subdivision of part of the South Half (½) of Fractional Section 7 and part of the North Half (½) of Fractional Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, situated in the City of Des Plaines, Cook County, Illinois, according to the Plat thereof filed in the Office of the Registrar of Titles February 29, 1928, as Document Number 394967 and according to the Surveyor's Certificate of Correction filed in the Registrar's Office September 16, 1932, as Document Number 594999.

Property of Cook County Clerk's Office

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PARCEL 7:

LOT FORTY SIX (46), LOT FORTY SEVEN (47) In Block Twelve (12) "The H.M. Cornell Co.'s Cumberland, a Subdivision of the South Half (½) of the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Seven (7), Township Forty One (41) North, Range Twelve (12), East of the Third Principal Meridian, also that part of the East Half (½) of the Northeast Quarter (¼) of Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, lying North of the center line of Seeger's Road, called Elk Grove Road, and a Resubdivision of Lots 1 and 3 in Seeger's Subdivision of part of the South Half (½) of Fractional Section 7 and part of the North Half (½) of Fractional Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, situated in the City of Des Plaines, Cook County, Illinois", according to the Plat of said Cumberland, as corrected by Surveyor's Certificate of Correction, filed in the Office of the Registrar of Titles of Cook County, Illinois, as Document Number 594999.

Permanent Index Nos. 09-07-417-038
 09-07-417-039
 09-07-417-040
 09-07-417-041
 09-07-417-042
 09-07-417-043
 09-07-417-044
 09-07-417-045
 09-07-417-046
 09-07-417-047
 09-07-417-054
 09-07-417-055
 09-07-417-048

Commonly known as W. Golf and N. Wolf Rds., Des Plaines, IL 60016

90770031

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Property of Cook County Clerk's Office

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FARCEL 8:

The vacated alley lying between Lots 3 and 4 and Lots 4 and 48 beginning at State Street and extending Southerly to a line drawn at right angles to the westerly line of Lot 48 from a point 20 feet northeasterly of the southwesterly corner of said Lot 48 in Block 12 in H.M. Cornell's Company's Cumberland aforesaid.

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PARCEL 6:

LOT FORTY FIVE (45) BLOCK TWELVE (12) in H.M. Cornell's Co.'s Cumberland Subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 7, Township 41 North, Range 12, East of the Third Principal Meridian; also that part of the East Half (1/2) of the Northeast Quarter (1/4) of Section 18, Township 41 North, Range 12, East of the Third Principal Meridian lying North of the center line of Seeger's Road, called Elk Grove Road, and a Resubdivision of Lots 1 and 8 in Seeger's Subdivision of part of the South Half (1/2) of Fractional Section 7 and part of the North Half (1/2) of Fractional Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, situated in the City of Des Plaines, Cook County, Illinois, according to the Plat thereof filed in the Office of the Registrar of Titles February 29, 1928, as Document Number 394967 and according to the Surveyor's Certificate of Correction filed in the Registrar's Office September 16, 1932, as Document Number 594999.

Property of Cook County Clerk's Office

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Permanent Index No. 09-07-417-038
 09-07-417-039
 09-07-417-040
 09-07-417-041
 09-07-417-042
 09-07-417-043
 09-07-417-044
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 09-07-417-046
 09-07-417-047
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 09-07-417-055
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Commonly known as W. Golf and N. Wolf Rds., Des Plaines, IL 60016

09-07-417-038

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