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**PREPARED BY AND WHEN
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97512725

Steven Bright, Esq.
Boehm, Pearlstein & Bright, Ltd.
33 North LaSalle Street
35th Floor
Chicago, Illinois 60602

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COOK COUNTY RECORDER

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**AMENDMENT NO. 1 TO MORTGAGE AND
SECURITY AGREEMENT -
AMERICAN NATIONAL BANK & TRUST
COMPANY OF CHICAGO TRUST NO. 25-7659**

Amendment No. 1 to Mortgage and Security Agreement dated as of July 10, 1997, made by **AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO**, not individually, but solely as successor trustee to First Chicago Bank of Ravenswood under that certain Trust Agreement dated March 17, 1986 and known as Trust No. 25-7659 ("Mortgagor") in favor of **LASALLE BANK NI** ("Mortgagee"). This Amendment pertains to the real estate described on Exhibit "A" attached hereto and made a part hereof.

P R E A M B L E

Mortgagor gave to Mortgagee that certain Mortgage and Security Agreement dated May 30, 1996, which was recorded on June 5, 1996 in the Office of the Cook County, Illinois Recorder of Deeds as Document No. 96426499 (the "Mortgage"). Mortgagor and the beneficiary of Mortgagor ("Beneficiary") have requested Mortgagee to modify Mortgagee's existing financing of Beneficiary. Mortgagee has agreed to do so, so long as, among other things, Mortgagor executes and delivers to Mortgagee this Amendment.

NOW, THEREFORE, in consideration of the premises which are incorporated herein by this reference and constitute an integral part hereof and the execution and delivery of this Amendment, Mortgagor agrees as follows:

1. Sections 1.01 and 1.02 of the Mortgage is amended to as follows:

"1.01 Notes. Pursuant to that certain Loan and Security Agreement dated the date of this Mortgage, as amended as of the date of Amendment No. 1 to this Mortgage, entered into by and among Mortgagee, Suf-T-Gard International, Inc. ("Borrower 1") and the beneficiary of Mortgagor (said beneficiary shall be referred to as the "Beneficiary") (said Loan and Security Agreement, as amended and as may be further amended or restated from time to time, shall be hereinafter referred to as the "Loan Agreement"), (A) that certain Revolving Note (said Revolving Note, as may from time to time be

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amended, modified, substituted, restated, renewed and/or extended, shall hereinafter be referred to as the "Revolving Note") in the principal amount of \$3,400,000.00 payable, along with interest, as specified in the Revolving Note has been or is being contemporaneously executed and delivered by Borrower 1 to Mortgagee and (B) that certain Term Note (said Term Note, as may from time to time be amended, modified, substituted, restated, renewed and/or extended, shall hereinafter be referred to as the "Term Note") (the Revolving Note and the Term Note shall hereinafter be individually referred to as a "Note" and collectively as the "Notes") in the principal amount of \$1,800,000.00 payable, along with interest, as specified in the Term Note has been or is being contemporaneously executed and delivered by Mortgagor and/or Beneficiary to Mortgagee. The Revolving Note contemplates a variable rate of interest.

1.02 **Guaranties.** Pursuant to (A) that certain guaranty entered into by the Beneficiary dated the date of this Mortgage (said guaranty, as may from time to time be extended, amended, modified, substituted, restated, confirmed and/or reaffirmed shall be referred to as the "Trust Guaranty"), the Beneficiary guaranteed all of the indebtedness, obligations and liabilities of Mortgagor to Mortgagee, whether now existing or hereafter arising, and howsoever created, arising or evidenced; and (B) certain guaranty entered into by Beneficiary dated as of the date of this Mortgage, as confirmed, reaffirmed and amended as of the date of Amendment No. 1 to this Mortgage (said guaranty, as confirmed, reaffirmed and amended and as may from time to time be further extended, amended, modified, substituted, restated, confirmed and/or reaffirmed shall be referred to as the ("Borrower 1 Guaranty") (the Trust Guaranty and the Borrower 1 Guaranty shall sometimes be hereinafter referred to individually as a "Guaranty" and collectively, as the "Guaranties"), Beneficiary guaranteed all of the indebtedness, obligations and liabilities of Borrower 1 to Mortgagee, whether now existing or hereafter arising, and howsoever created, arising or evidenced, the Notes."

2. All references to the "Mortgage" in the Mortgage shall mean the "Mortgage" as amended by this Amendment and as may be further amended and/or restated from time to time.

3. In all other respects, the Mortgage is hereby restated, reaffirmed and incorporated herein, the only amendments intended to be made thereto being those above set forth. Except as specifically set forth herein to the contrary, all terms defined in the Mortgage shall have the same meanings herein as therein.

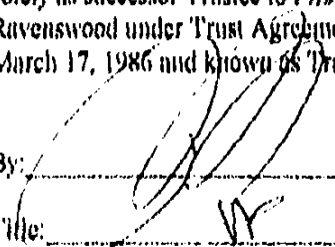

4. This Amendment is executed by Mortgagor, not personally but as trustee as aforesaid, in the exercise of the power and authority conferred and fixed in its as such trustee, and it is expressly understood and agreed that nothing herein contained shall be constituted as creating any liability on Mortgagor as trustee as aforesaid, or on Mortgagor personally, to pay the Obligations or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability on Mortgagor, if any, being expressly waived by Mortgagee and by every person now or hereafter claiming any right or security hereunder. Each and all of the representations, warranties, covenants, undertakings and agreements made by the Mortgagor as trustee as aforesaid are made for the purpose of binding (and shall be enforceable against) the Beneficiary and its, his, her and/or their successors and assigns. So far as Mortgagor as trustee as aforesaid, and its successors, and the Mortgagor, personally, are concerned, Mortgagee and the holder or holders of the Notes and the owner or owners of the indebtedness accruing hereunder shall look solely to the

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property hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in the Notes provided, or by action to enforce the personal liability of any Guarantor or co-maker.

AMERICAN NATIONAL BANK & TRUST
COMPANY OF CHICAGO, not individually, but
solely as successor Trustee to First Chicago Bank of
Ravenswood under Trust Agreement dated
March 17, 1986 and known as Trust No. 25-7659

By: 
Title: 

ATTEST:

By: 
Title: 

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the Undersigned, a Notary Public in and for said County in the state aforesaid, DO HEREBY CERTIFY
~~Gregory S. Kasprzyk~~ (Assistant) Vice President, and ~~EILEEN F. NEARY~~ ASSISTANT SECRETARY of American
National Bank & Trust Company of Chicago, personally known to me to be the same persons whose names are
subscribed to the foregoing instrument as such (Assistant) Vice President and ASSISTANT SECRETARY
appeared before me this day in person and acknowledged that they signed and delivered said instrument as their
own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes
therein set forth.

GIVEN under my hand and Notarial Seal this JUL 10 1997 day of _____, A.D., 1997.

L. M. Soviensi
NOTARY PUBLIC

My Commission Expires:

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EXHIBIT A

LOT 62 IN SKY HARBOR AIR INDUSTRIAL PARK UNIT 2, A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 205 Huehl Road, Northbrook, IL 60062

P.I.N.: 04-05-103-020-0000
04-05-103-021-0000

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