

RECORDATION REQUESTED BY:

American National Bank & Trust
Company of Chicago
33 N. LaSalle Street
Chicago, IL 60690

WHEN RECORDED MAIL TO:

American National Bank & Trust
Company of Chicago
33 N. LaSalle Street
Chicago, IL 60690

SEND TAX NOTICES TO:

THIRD FLOOR LIMITED
PARTNERSHIP, AN ILLINOIS
PARTNERSHIP
823 COMMERCE DRIVE SUITE 300
OAKBROOK, IL 60521

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: AMERICAN NATIONAL BANK & TR. CO. OF CHGO
1201 S. MEYERS ROAD SUITE 440
OAKBROOK TERRACE, IL. 60181

4171927
RFS



American National Bank

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 1, 1997, BETWEEN THIRD FLOOR LIMITED PARTNERSHIP, AN ILLINOIS PARTNERSHIP (referred to below as "Grantor"), whose address is 823 COMMERCE DRIVE SUITE 300, OAKBROOK, IL 60521; and American National Bank & Trust Company of Chicago (referred to below as "Lender"), whose address is 33 N. LaSalle Street, Chicago, IL 60690.

MORTGAGE. Grantor and Lender have entered into a mortgage dated September 1, 1994 (the "Mortgage") recorded in COOK County, State of Illinois as follows:

RECORDED ON SEPTEMBER 26, 1994 IN COOK COUNTY, ILLINOIS DOCUMENT NUMBER 94-832557

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in COOK County, State of Illinois:

UNIT 3-3627 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ROOFTOP VIEW CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93 343 242, IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 3627 N. SHEFFIELD UNIT 3, CHICAGO, IL 60613. The Real Property tax identification number is 14 20 229 669-040-1004

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

The maturity date of the Note and Mortgage is hereby changed to October 1, 2002. The per annum interest rate on the Note will change to 7.00 percent (7.00%) per annum beginning October 1, 1997. The monthly principal and interest payment is amended to \$646.96 commencing on November 1, 1997, with a final payment on October 1, 2002. The new payment amount is based on the principal balance of \$94,059.96 as of the interest change date and the remaining amortization term of 324 months..

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10-01-1997

MODIFICATION OF MORTGAGE (Continued)

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CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

THIRD FLOOR LIMITED PARTNERSHIP, AN ILLINOIS PARTNERSHIP

By: 

RICHARD MAY, VICE PRESIDENT, QUINN, LTD, general partner

LENDER:

American National Bank & Trust Company of Chicago

By: 

Howard M. Nales
Authorized Officer

Cook County Clerk's Office

PARTNERSHIP ACKNOWLEDGMENT

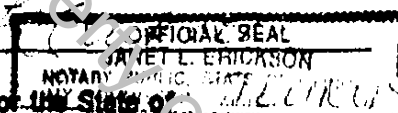
STATE OF ILLINOIS

COUNTY OF DuPage

of Quorum, LTD, an Illinois
corporation and general
partner of

On this 5th day of October, 19 97, before me, the undersigned Notary Public, personally appeared RICHARD MAY, VICE PRESIDENT THIRD FLOOR LIMITED PARTNERSHIP, AN ILLINOIS PARTNERSHIP, and known to me to be a partner or designated agent of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By [Signature]
Notary Public in and for the State of ILLINOIS



Residing at SKOKIE, DuPage County, Illinois

My commission expires 11/11/97

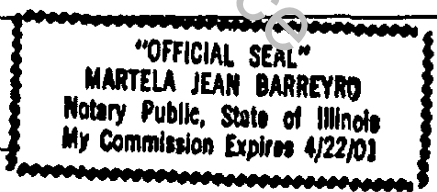
LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF DuPage

On this 5th day of October, 19 97, before me, the undersigned Notary Public, personally appeared Lorna M. Ruben and known to me to be the Real Estate Officer authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Martela Jean Barreyro Residing at _____
Notary Public in and for the State of Illinois



My commission expires _____

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