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This instrument prepared by
and please return to:
Kimberly K. Enders, Esq.
100 West Monroe Street #1500
Chicago, Illinois 60603



Parcel No. 1:
COMMONLY KNOWN AS: 733 North Kenilworth, Oak Park, Illinois
P.I.N.: 16-06-311-018

Parcel No. 2:
COMMONLY KNOWN AS: 835 Beloit, Forest Park, Illinois
P.I.N.: 15-13-401-026

Parcel No. 3:
COMMONLY KNOWN AS: 407-09 North Maple, Oak Park, Illinois
P.I.N.: 16-07-100-013

Parcel No. 4:
COMMONLY KNOWN AS: 2073 Wild Dunes Court, Geneva, Illinois
P.I.N.: 12-16-128-007

SIXTH MODIFICATION OF NOTE AND MORTGAGE

This instrument is a Sixth Modification of Note and Mortgage ("Sixth Modification") among The PrivateBank and Trust Company, an Illinois banking corporation ("Lender"), Evelyn Allen as to Parcel Nos. 1, 2 and 3 and Robert P. Allen as to Parcel No. 4 (collectively "Borrowers").

RECITALS

A. Borrowers hold fee simple title to the real estate ("Real Estate") legally described on Exhibit A hereto.

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B. On August 19, 1992, Borrowers and Lender executed a Loan Agreement ("Loan Agreement") pursuant to which Borrowers executed and delivered to Lender a Promissory Note Evidencing a Revolving Line of Credit in the amount of \$350,000 ("Note"), which Note evidenced a revolving line of credit loan in the initial principal amount of \$350,000 ("Loan"). To secure the Note, Borrowers, Robert S. Allen, First Chicago Trust Company of Illinois, as successor to Oak Park Trust and Savings Bank, as Trustee under Trust Agreement dated July 1, 1978 and known as its Trust No. 8068 ("Trustee No. 1") and First Colonial Trust Company, as successor to Avenue Bank and Trust Company of Oak Park, as Trustee under Trust Agreement dated December, 1975 and known as its Trust No. 1378 ("Trustee No. 2") executed and delivered to Lender a Real Estate Mortgage and Assignment of Leases and Rents ("Mortgage No. 1") among documents (collectively "Security Documents") which covers only Parcels 1 through 3 of the Real Estate, which Mortgage is dated August 19, 1992 and was recorded December 10, 1992 as Document No. 92-933663.

C. On December 20, 1992, Borrowers, Robert S. Allen, Trustee No. 1 and First Colonial Trust Company ("First Colonial") as successor trustee to Trustee No. 2 and Lender executed a Modification of Mortgage ("Modification") pursuant to which Borrowers executed and delivered to Lender a Revised Promissory Note Evidencing a Revolving Line of Credit ("First Revised Note"). The Modification was recorded on November 23, 1993 as Document No. 93-958990.

D. On November 9, 1993, Borrowers, Robert S. Allen, Trustee No. 1, First Colonial and Lender executed a Second Modification of Note and Mortgage ("Second Modification") pursuant to which Lender increased the loan to \$500,000 and Borrowers executed and delivered to Lender a second revised Promissory Note Evidencing a Revolving Line of Credit in the amount of \$500,000 ("Second Revised Note"). The Second Modification was recorded on November 23, 1993 as Document No. 93958991.

E. On November 21, 1994, Robert S. Allen, American National Bank and Trust Company of Chicago, as successor to Trustee No. 1 ("American National"), Trustee No. 2, Mortgagor, Borrowers and Lender executed a Third Modification of Note and Mortgage ("Third Modification") pursuant to which (i) Lender increased the Loan to \$750,000 and extended the maturity date of the Loan to October 1, 1995, (ii) Borrowers executed and delivered to Lender a Third Revised Promissory Note Evidencing a Revolving Line of Credit in the amount of \$750,000 ("Third Revised Note") and (iii) Robert P. Allen granted a Mortgage on property commonly known as 452 Cross Arm, Grays Lake, Illinois ("Grays Lake Mortgage") and a Mortgage on property commonly known as 1500 Clinton, River Forest, Illinois ("1500 Clinton Mortgage"). The Grays Lake Mortgage and 1500 Clinton Mortgage have been released.

F. On October 1, 1995, Borrowers, Robert S. Allen, American National, Firststar Bank Illinois Trust Company (as successor to Trustee No. 2) ("Firststar") and Lender executed a Fourth Modification of Note and Mortgage ("Fourth Modification") pursuant

to which Lender extended the maturity date on the Loan to October 1, 1996 and Borrowers executed and delivered to Lender a Fourth Revised Promissory Note Evidencing a Revolving Line of Credit in the amount of \$750,000 ("Fourth Revised Note"). The Fourth Modification was recorded on January 8, 1996 as Document No. 96017138.

G. Evelyn Allen has since directed American National to convey Parcel No. 1 to Evelyn Allen, and Firststar to convey Parcel No. 2 to Evelyn Allen. Robert S. Allen has conveyed his interest in Parcel No. 3 to Evelyn Allen.

H. On July 30, 1996, Borrowers and Lender executed a Fifth Modification of Note and Mortgage ("Fifth Modification") pursuant to which Lender increased the amount of the Loan to \$1,450,000 and extended the maturity date of the Loan to August 1, 1997. Borrowers executed and delivered to Lender a Fifth Revised Promissory Note Evidencing a Revolving Line of Credit in the amount of \$1,450,000 ("Fifth Revised Note"). Pursuant to the Fifth Modification and to secure the Fifth Revised Note, Robert P. Allen granted a Real Estate Mortgage, Assignment of Rents, Security Agreement and UCC-2 Financing Statement ("Mortgage No. 2") on property commonly known as 2073 Wild Dunes Court, Geneva, Illinois ("Parcel No. 4") and a Real Estate Mortgage, Assignment of Rents, Security Agreement and UCC-2 Financing Statement ("Mortgage No. 3") on properties commonly known as 1046 N. Lathrop, River Forest, Illinois ("Parcel No. 5") and 817 N. Marion, Oak Park, Illinois ("Parcel No. 6"). The Fifth Modification was recorded with the

Kane County, Illinois, Recorder of Deeds on September 6, 1996 as Document No. 96K063983 and with the Cook County, Illinois, Recorder of Deeds on _____ as Document No. _____. Mortgage No. 2 was recorded with the Kane County, Illinois Recorder of Deeds on September 6, 1996 as Document No. 96K063984. Mortgage No. 3 was recorded with the Cook County Recorder of Deeds on August 26, 1996 as Document No. 96-651700.

I. The Fifth Modification provided that Borrowers intended to sell Parcels Nos. 4, 5 and 6 and upon the closing of the sale of each parcel make principal payments on the Loan equal to \$675,000 in the case of Parcel No. 4, \$320,000 in the case of Parcel No. 5 and \$300,000 in the case of Parcel No. 6. Borrower has sold Parcels Nos. 5 and 6 and Lender has released these properties from the liens of Mortgage No. 2 and Mortgage No. 3.

J. The present principal balance of the Loan is \$820,000. Borrowers have requested Lender to extend the due date of the Loan until November 1, 1997. Lender is agreeable to this request provided that the amount of the Loan is reduced to \$820,000 and subject to the covenants, conditions and restrictions contained herein.

NOW, THEREFORE, in consideration of the Recitals and other good and valuable consideration, the parties agree as follows:

1. The foregoing recitals are an integral part of this Agreement. Borrowers represent and warrant to Lender the truth and accuracy of each representation and warranty set forth. Lender has relied upon such representations without independent investigation.

2. Borrowers shall execute and deliver a Sixth Revised Promissory Note Evidencing a Revolving Line of Credit in the amount of \$820,000 ("Sixth Revised Note"), a copy of which is attached hereto as Exhibit B. The Fifth Revised Note shall then be modified and amended in its entirety by the Sixth Revised Note.

3. Lender shall record this Sixth Modification forthwith. Before the extension of the maturity date of the Loan is effective, Borrower shall deliver to Lender, all in form and substance satisfactory to Lender, the following documents and items:

(a) the Sixth Revised Note in the amount of \$820,000 executed by Borrowers;

(b) evidence of insurance coverage of Parcels 1, 2, 3 and 4 as required by paragraph 4 of the Mortgages;

(c) an endorsement to Lender's title insurance policy, which insures Mortgage No. 1, which extends the effective date of the policy to the date of recording of this Sixth Modification and reflects that Evelyn Allen is the fee simple owner of Parcel Nos. 1, 2 and 3 and Parcel Nos. 1, 2 and 3 are subject only to Mortgage No. 1 as modified by the Modification Agreement, the Second Modification, the Third Modification, the Fourth Modification, the Fifth Modification and this Sixth Modification, and other matters as set forth in Lender's title insurance policy insuring the Mortgage No. 1;

(d) an endorsement to Lender's title insurance policy which insures Mortgage No. 2, which extends the effective date of the policy to the date of recording this Sixth Modification and

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reflects that Robert P. Allen is the fee simple owner of Parcel No. 4 and Parcel No. 4 is subject only to Mortgage No. 2 as modified by this Sixth Modification and to such exceptions as are specifically acceptable to Lender; and

(e) such other documents as Lender shall require.

4. Borrowers intend to sell Parcel No. 4 of the Real Estate and have asked Lender to release Mortgage No. 2. Lender agrees to release Mortgage No. 2 upon the payment of such amount as shall reduce the principal balance of the Sixth Revised Note by at least \$320,000, or such other amount as Lender may approve in its sole discretion ("Paydown"). After the Paydown has been made, the amount of the Loan available to be borrowed shall be reduced by the amount of the Paydown made and shall not exceed \$500,000. Borrowers agree not to exceed this limit.

5. The Loan Agreement, Modification, Second Modification, Third Modification, Fourth Modification, Fifth Modification, Mortgage No. 1, Mortgage No. 2 and all documents executed pursuant thereto are hereby modified and amended to secure the Sixth Revised Note.

6. This Sixth Modification shall constitute an amendment of the Sixth Revised Note, Mortgage No. 1, Mortgage No. 2, Loan Agreement and all other documents evidencing or securing the indebtedness evidenced by the Sixth Revised Note ("Loan Documents") and wherever in said Loan Documents reference is made to the Loan Documents aforesaid, such reference shall be deemed a reference to such Loan Documents as hereby modified and amended. All other

provisions of the Loan Documents remain unchanged. Nothing herein contained shall in any manner affect the lien or priority of Mortgage No. 1 or Mortgage No. 2 or the covenants, conditions and agreements contained therein or in the Sixth Revised Note.

7. In the event of a conflict between the provisions of the Loan Documents and this instrument, the provisions of this instrument shall override and control.

8. Borrowers hereby agree to pay all of Lender's expenses arising out of and in connection with this Sixth Modification including, but not limited to, title insurance premiums, recording fees and attorneys fees performed in the preparation of necessary documentation.

IN WITNESS WHEREOF, the parties hereto have executed this Sixth Modification this _____ day of _____, 1997.

BORROWERS:

Evelyn Allen
Evelyn Allen

Robert P. Allen
Robert P. Allen

LENDER:

The First Bank and Trust Company, an Illinois Banking Corporation

BY: [Signature]
ITS [Signature]

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 7 AND 8 IN BLOCK 6 IN WOODBINE'S ADDITION IN PART OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 16-06-311-018
COMMONLY KNOWN AS: 7733 North Kenilworth, Oak Park, Illinois

PARCEL 2:

LOTS THIRTY-FOUR AND THIRTY-FIVE IN BLOCK THREE IN DUNLOP, MAAS AND ANSTETT'S SUBDIVISION, BEING A SUBDIVISION OF BLOCKS THREE, NINE, FOURTEEN AND NINETEEN IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER AND THAT PART OF THE EAST ONE-THIRD OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER, LYING SOUTHEAST OF THE CENTER OF DESPLAINES AVENUE IN SECTION THIRTEEN, TOWNSHIP THIRTY-NINE NORTH; RANGE TWELVE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N.: 15-23-401-026-0000; 15-31-401-027-0000
COMMONLY KNOWN AS: 835 South Beloit, Forest Park, Illinois

PARCEL 3:

THE SOUTH HALF OF LOT EIGHT IN BLOCK FIVE IN TIMME'S SUBDIVISION OF BLOCKS THREE, FOUR AND FIVE AND PART OF BLOCK SIX IN KETTLESTRING'S ADDITION TO HARLEM IN THE NORTHWEST QUARTER OF SECTION SEVEN TOWNSHIP THIRTY-NINE NORTH, RANGE THIRTEEN, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

P.I.N.: 16-07-100-013-0000
COMMONLY KNOWN AS: 407-09 North Maple, Oak Park, Illinois

PARCEL 4:

LOT 529 IN EAGLE BROOK COUNTRY CLUB UNIT 5, BEING A SUBDIVISION OF PART OF THE WEST ¼ OF SECTION 9 AND THE NORTHWEST ¼ OF SECTION 16, ALL IN TOWNSHIP 39 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1993 AS DOCUMENT NUMBER 93K-72426, AMENDED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 14, 1993 AS DOCUMENT NUMBER 93K-80043, IN KANE COUNTY, ILLINOIS

P.I.N.: 12-16-128-007
COMMONLY KNOWN AS: 2073 Wild Dunes Court, Geneva, Illinois

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PROMISSORY NOTE EVIDENCING A REVOLVING LINE OF CREDIT ("Sixth Revised Note")

\$820,000.00

August 1, 1997

FOR VALUE RECEIVED the undersigned, Evelyn Allen and Robert P. Allen (collectively "Borrowers"), jointly and severally promise to pay to the order of The PrivateBank and Trust Company, an Illinois corporation (said Bank and each successive owner and holder of this Note being hereinafter called "Holder"), the principal sum of Eight Hundred Twenty Thousand (\$820,000) Dollars, or so much thereof as may from time to time be outstanding hereunder, together with interest on the balance of principal from time to time remaining unpaid, in the amounts, at the rates and on the dates hereafter set forth.

(a) On September 1, 1997, and the first day of each succeeding month thereafter until all amounts due hereunder are paid there shall be paid on account of this Note interest for the preceding month at a variable rate equal to the prime rate of interest announced and in effect from time to time at The PrivateBank and Trust Company plus one (1.0%) percent. The rate of interest shall change each time the prime rate is changed. Interest shall be calculated on the outstanding balance from time to time on the basis of a year having 360 days and shall be paid for the actual days outstanding.

(b) On November 1, 1997 the principal balance together with all accrued interest and all other amounts due hereunder shall be paid.

The prime rate of The PrivateBank and Trust Company is currently the highest prime rate of interest published in the Wall Street Journal. If this index is no longer available, the Bank will chose a new index in compliance with applicable law and will notify Borrowers of its choice. Borrowers acknowledge that they are advised that said rate is not Bank's lowest or most favorable lending rate.

This Note may be prepaid, in whole or in part, at any time without premium or penalty. All accrued interest thereon shall be payable and shall be paid on the date of prepayment.

Payment upon this Note shall be made in lawful money of the United States at such place as the Holder of this Note may from time to time in writing appoint and in the absence of such appointment, shall be made at the offices of The PrivateBank and Trust Company, 10 North Dearborn Street, Chicago, Illinois 60602.

Without limiting the provisions of the succeeding paragraphs, in the event any payment of interest or principal is not paid within fifteen (15) days after the date the same is due, the undersigned promises to pay a "Late Charge" of five (5%) percent of the amount so overdue to defray the expense incident to handling any such delinquent payment or payments.

This Note modifies, amends and restates in its entirety the Fifth Revised Promissory Note Evidencing a Revolving Line of Credit ("Fifth Revised Note") made by Borrowers to the PrivateBank and Trust Company in the amount of \$1,450,000 dated July 30, 1996. Amounts presently outstanding under the Fifth Revised Note shall be deemed outstanding hereunder. This Note is executed pursuant to a Sixth Loan Modification Agreement ("Sixth Modification") dated the date hereof and is secured by the Sixth Modification, a Mortgage dated August 19, 1992 and recorded as Document No. 92-933663 covering three parcels of real estate commonly known as 733 North Kenilworth, Oak Park, Illinois; 825 Beloit, Forest Park, Illinois; and 407-09 North Maple, Oak Park, Illinois ("Mortgage No. 1") and a Real Estate Mortgage, Assignment of Rents, Security Agreement and UCC-2 Financing Statement dated July 30, 1996 and recorded as Document No. 96K063984 and covering real estate commonly known as 2073 Wild Dunes Court, Geneva, Illinois ("Mortgage No. 2") and other documents executed and delivered concurrently herewith. Mortgages Nos. 1 and 2 are sometimes collectively referred to as "Mortgages."

At the election of the Holder hereof, without notice, the principal sum remaining unpaid hereon, together with accrued interest, shall be and become at once due and payable in the case of default for fifteen (15) days in the payment of principal or interest when due in accordance with the terms hereof or, upon the occurrence of any "Event of Default" under the Mortgages.

This Note evidences a revolving line of credit loan. Borrowers may obtain funds by written request to the Bank for loans ("Loans"). Borrowers agree that the Bank will not be required to make Loans: (i) for less than \$500.00; (ii) which would cause the outstanding loan balance to exceed \$820,000; (iii) if Borrowers are in default under this Note or the Loan Agreement among The PrivateBank and Trust Company and Borrowers dated August 19, 1992 ("Loan Agreement"), the Mortgages or the Sixth Modification; or (iv) at any time after October 31, 1997. The credit limit on the line is \$820,000 and will reduce to \$_____ as provided in the Sixth Modification, which Borrowers agree not to exceed those limits. This is a revolving line of credit in that repayments of principal will reduce the outstanding balance of the Loans, and amounts up to \$820,000 or \$_____, as the case may be, will be available for Loan requests subject to the provisions of this Note, the Loan Agreement, the Mortgages and the Sixth Modification.

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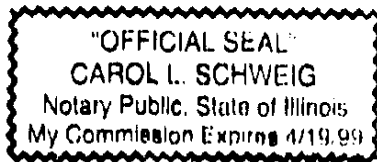
STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Evelyn Allen, married to Robert S. Allen, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal September 20, 1997.

Carol L. Schweig
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

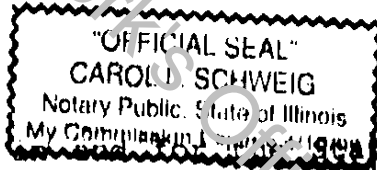


The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that Robert P. Allen, never married, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal September 20, 1997.

Carol L. Schweig
Notary Public

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)



The undersigned, a Notary Public in and for the State and County aforesaid, does hereby certify that _____ of The PrivateBank and Trust Company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal _____, 1997.

Notary Public