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AMBK/Ravisloe  
12/19/96

This Document Prepared by/  
after recordation return to:

Barry R. Katz  
Deutsch, Levy & Engel, Chtd.  
225 W. Washington Street  
Suite 1700  
Chicago, Illinois 60606

97033160

. DEPT-01 RECORDING \$35.00  
. T#0012 TRAN 3726 01/15/97 14:34:00  
. #0507 # CG \*-97-033160  
. COOK COUNTY RECORDER

## THIRD AMENDMENT TO MORTGAGE, MORTGAGE PROMISSORY NOTE, ASSIGNMENT OF RENTS AND LEASES, JUNIOR MORTGAGE AND JUNIOR MORTGAGE PROMISSORY NOTE

35<sup>00</sup>  
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THIS THIRD AMENDMENT TO MORTGAGE, MORTGAGE PROMISSORY NOTE  
AND ASSIGNMENT OF RENTS AND LEASES, JUNIOR MORTGAGE AND JUNIOR  
MORTGAGE PROMISSORY NOTE (the "Agreement") dated as of the 11 day of January, 1997,  
by and between RAVISLOE COUNTRY CLUB, an Illinois Not-For-Profit Corporation  
("Borrower") and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a  
National Banking Association ("Lender");

### WITNESSETH:

WHEREAS, on December 14, 1988, pursuant to a Loan Agreement of even date, Lender  
made a \$1,300,000.00 loan (the "Loan") to Borrower, the proceeds of which Loan were used to  
renovate the property located at 175th Street and Western Avenue, Homewood, Illinois (the  
"Property"). The legal description of the Property is attached hereto as Exhibit A;

WHEREAS, the Loan is secured by the following documents:

A. Mortgage Promissory Note (the "Note") executed by Borrower and dated December  
14, 1988, in the original principal amount of \$1,300,000.00.

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B. Mortgage ("Mortgage") executed by Borrower dated December 14, 1988, and recorded with the Recorder of Deeds of Cook County, Illinois (the "Recorder"), on December 22, 1988, as Document No. 88590336.

C. Assignment of Rents and Leases ("Assignment of Rents") executed by Borrower dated December 14, 1988, and recorded with the Recorder, on December 22, 1988, as Document No. 88590337.

WHEREAS, pursuant to a First Amendment to Loan Agreement dated July 22, 1990, Lender agreed to loan Borrower the additional sum of Four Hundred Fifty Thousand and No/100 Dollars (\$450,000.00) for additional improvements to the Property (the "Junior Loan");

WHEREAS, the Junior Loan is secured by the following documents:

- A. Junior Mortgage Promissory Note ("Junior Note") in the amount of \$450,000.00 dated July 22, 1990;
- B. Junior Mortgage dated July 22, 1990 ("Junior Mortgage") and recorded with Recorder on July 27, 1990 as Document No. 9036169; and
- C. Environmental Indemnity Agreement dated July 22, 1990;

WHEREAS, as of March 1, 1996, Borrower and Lender entered into a Second Amendment To Mortgage, Mortgage Promissory Note, Assignment Of Rents And Leases, Junior Mortgage And Junior Mortgage Promissory Note whereby additional working capital was made available to Borrower and all the various loans from Borrower to Lender specifically were cross-collateralized;

WHEREAS, pursuant to a Third Amendment to Loan Agreement of even date herewith, Lender has agreed to loan Borrower the additional sum of SIX HUNDRED TWENTY THOUSAND and No/100 DOLLARS (\$620,000) for additional improvements to the Property (the "Second Junior Loan");

WHEREAS, the Second Junior Loan is secured by the following documents:

- A. Second Junior Promissory Note of even date herewith in the amount of \$620,000;
- B. Second Junior Mortgage of even date herewith (the Second Junior Promissory Note and Second Junior Mortgage are hereinafter referred to as the "Second Junior Loan Documents");

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NOW, THEREFORE, in order to induce Lender to make the Second Junior Loan and in consideration of the covenants, conditions, agreements and the mutual promises of the parties, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed as follows:

1. The recitals set forth above immediately above are incorporated into this Paragraph as though fully set forth herein.

2. Paragraph 2 of the Second Amendment To Mortgage, Mortgage Promissory Note, Assignment Of Rents And Leases, Junior Mortgage And Junior Mortgage Promissory Note entitled "Cross Collateralization" is hereby amended to add the phrase "and Second Junior Loan Documents" immediately after the phrase "Loan Documents" throughout said paragraph.

3. The Assignment of Rents is hereby amended by adding the following paragraph, as follows:

"In addition to securing the payment of all sums becoming due under the Note and Mortgage, and Junior Note and Junior Mortgage, this Assignment of Rents shall secure the payment of (i) all sums becoming due under the Second Junior Note according to the tenor and effect of said Second Junior Note, and (ii) all other amounts becoming due from Assignor to Assignee under the Second Junior Mortgage (said sums and other amounts being herein collectively called the "Indebtedness")."

"The Assignment of Rents is further amended to provide that each and every reference in the document to "Note" shall include the "Junior Note and Second Junior Note" and each and every reference to "Mortgage" shall include the "Junior Mortgage and Second Junior Mortgage"."

4. The default provisions of the Security Documents are amended to include as a default, an event of default under the Second Junior Loan Documents and the Loan Documents and/or Other Agreements, as such terms are defined in the Third Amendment to Loan Agreement of even date herewith between Borrower and Lender.

5. Miscellaneous. All other terms and conditions of the Loan Documents as such term is defined in the Third Amendment to Loan Agreement of even date herewith between Borrower and Lender remain in full force and effect in accordance with their respective terms.

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IN WITNESS WHEREOF, the parties have executed this Third Amendment as of this 11 day of January, 1997.

RAVISLOE COUNTRY CLUB,  
an Illinois not-for-profit corporation

By: [Signature]  
Its: PRESIDENT

Attest: [Signature]  
Its: SECRETARY

AMERICAN NATIONAL BANK AND  
TRUST COMPANY OF CHICAGO

By: [Signature]  
Its: ASSISTANT VICE PRESIDENT

Attest: \_\_\_\_\_  
Its: \_\_\_\_\_

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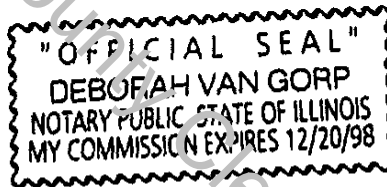
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, ~~Deborah Van Gorp~~ Notary Public in and for said County, in the State aforesaid, do hereby certify that Robert Joseph President of RAVISLOE COUNTRY CLUB, and Laurie Halc Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary respectively, appeared before me this day in person and acknowledged that they signed the delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and said \_\_\_\_\_ Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Secretary did affix said corporate seal of said Secretary to said instrument as his own free and voluntary act, and as the free and voluntary act of said Secretary for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of January, 1997.

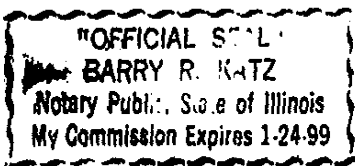
Deborah Van Gorp  
Notary Public

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )



The undersigned, Barry Katz, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Louis Karosi and \_\_\_\_\_ are the Asst. V.P. and \_\_\_\_\_ of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, and are the same persons whose names are subscribed to the foregoing instrument, they appeared before me this day in person and acknowledged that they signed the foregoing instrument as their free and voluntary act for the use and purpose therein set forth, and certified that they were authorized to do so by the Corporation.

GIVEN under my hand and Notarial Seal this 15 day of January, 1997.



Barry R Katz  
Notary Public

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## LEGAL DESCRIPTION

### PARCEL 1:

THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

### PARCEL 2:

THAT PART OF BLOCK 1 IN GEORGE W. JOHNSON'S SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WEST CORNER OF SAID SOUTH WEST 1/4 OF THE NORTH WEST 1/4, RUNNING THENCE NORTH 1031.2 FEET ALONG THE WEST LINE OF SAID SOUTH WEST 1/4 OF THE NORTH WEST 1/4; THENCE EAST 630.5 FEET, MORE OR LESS, TO THE WEST LINE OF A STREET LYING WEST OF AND ADJOINING BLOCK 2 OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID STREET TO THE SOUTH LINE OF SAID SOUTH WEST 1/4 OF THE NORTH WEST 1/4; THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

### PARCEL 3:

LOTS 1 TO 9, INCLUSIVE, 40 TO 48, BOTH INCLUSIVE, OF BLOCK 'A'; LOTS 1 TO 9, BOTH INCLUSIVE, LOTS 40 TO 48, BOTH INCLUSIVE, OF BLOCK 'B' ALL IN SCANDIA ADDITION TO HOMEWOOD IN SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

### ALSO

ALL THAT PART OF PERTH AVENUE (FORMERLY DESCRIBED AS LEAVITT AVENUE) LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 1 TO 9, BOTH INCLUSIVE, IN BLOCK 'A' IN SCANDIA ADDITION TO HOMEWOOD IN SECTION 36, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

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ALSO

ALL THAT PART OF STEWARD AVENUE (FORMERLY DESCRIBED AS OAKLEY AVENUE) LYING BETWEEN LOTS 40 TO 48 IN BLOCK 'A' AND LOTS 1 TO 9, IN BLOCK 'B' IN SCANDIA ADDITION TO HOMEWOOD AFORESAID;

ALSO

ALL OF THE EAST 1/2 OF THAT PART OF ARGYLE AVENUE (FORMERLY DESCRIBED AS WESTERN AVENUE) LYING WEST AND ADJOINING LOTS 40 TO 48, BOTH INCLUSIVE, IN BLOCK 'B' IN SCANDIA ADDITION TO HOMEWOOD AFORESAID;

ALSO

ALL THAT PART OF 179TH STREET (FORMERLY DESCRIBED AS 182ND STREET) LYING NORTH AND ADJOINING BLOCKS 'A' AND 'B' OF SCANDIA ADDITION TO HOMEWOOD AFORESAID;

ALSO

THE 16 FEET STRIP OF LAND RUNNING NORTH AND SOUTH BETWEEN LOTS 1 TO 9 AND EAST AND LOTS 40 TO 48, ON THE WEST IN BLOCK 'A' OF SCANDIA ADDITION TO HOMEWOOD AFORESAID;

ALSO

THE 16 FEET STRIP OF LAND RUNNING NORTH AND SOUTH BETWEEN LOTS 1 TO 9 ON EAST AND LOTS 40 TO 48, ON THE WEST IN BLOCK 'B' OF SCANDIA ADDITION TO HOMEWOOD AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN;

#### PARCEL 4:

THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTH EAST 1/4 LYING NORTH OF THE SOUTH (40 RODS) 660 FEET OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

#### PARCEL 5:

THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART THEREOF LYING EASTERLY OF THE WESTERLY LINE OF PARK AVENUE AS DEDICATED JANUARY 4, 1926 AS DOCUMENT #9139347 AND THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES WEST OF THE WESTERLY LINE OF THE PUBLIC HIGHWAY KNOWN AS PARK AVENUE AS DEDICATED JANUARY 3, 1919 AS DOCUMENT NUMBER 6443372, IN COOK COUNTY, ILLINOIS;



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## PARCEL 6:

THE SOUTH 15 FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 660.5 FEET OF THE WEST 1321 FEET OF THE SOUTH 530.6 FEET OF THE SOUTH 1/2 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 175th Street and Western Avenue  
Homewood, Illinois

Tax I.D. Numbers:	28-36-220-001	28-36-413-001	29-31-118-001
	28-36-402-001	28-36-403-001	29-31-300-001
	28-36-402-002	28-36-403-002	29-31-309-003
	28-36-402-003	28-36-403-003	29-31-121-018
	28-36-402-004	28-36-403-004	
	28-36-402-005	28-36-403-005	
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	28-36-402-007	28-36-403-007	
	28-36-402-008	28-36-403-008	
	28-36-402-009	28-36-403-009	
	28-36-402-021	28-36-403-025	
	28-36-402-022	28-36-403-026	
	28-36-402-023	28-36-403-027	
	28-36-402-024	28-36-403-028	
	28-36-402-025	28-36-403-029	
	28-36-402-026	28-36-403-030	
	28-36-402-027	28-36-403-031	
	28-36-402-028	28-36-403-032	
	28-36-402-029	28-36-403-033	

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