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RECORDATION REQUESTED BY:

Harris Bank Hinsdale, N. A.
50 South Lincoln
Hinsdale, IL 60521

WHEN RECORDED MAIL TO:

Harris Bank Hinsdale, N. A.
50 South Lincoln
Hinsdale, IL 60521

DEPT-01 RECORDING \$27.00
T40017 TRAM 3775 01/21/97 11:11:00
#2285 # RC #-97-043337
COOK COUNTY RECORDER

FOR RECORDER'S USE ONLY

H97001470

This Modification of Mortgage prepared by:

Cecile Zieman/Harris Bank Hinsdale
50 S. Lincoln
Hinsdale, IL 60521



MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 1, 1996, BETWEEN Ted's Truck Body & Trailer Service, Inc. (referred to below as "Grantor"), whose address is 4601 South Tripp Avenue, Chicago, IL 60632; and Harris Bank Hinsdale, N. A. (referred to below as "Lender"), whose address is 50 South Lincoln, Hinsdale, IL 60521.

MORTGAGE. Grantor and Lender have entered into a mortgage dated December 30, 1986 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Mortgage and Assignment of Leases and Rents recorded December 31, 1986 as Document Nos. 86330373 and 86320375

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

See Exhibit "A" attached hereto and made a part hereof

The Real Property or its address is commonly known as 4601 South Tripp Avenue, Chicago, IL 60632. The Real Property tax identification number is 19-03-400-108 & 19-03-400-114.

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

Modify interest rate and extend maturity date as more fully described in the Change in Terms Agreement of even date herewith to include all renewals, extensions, modifications, refinancings, consolidations and substitutions.

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 endorser 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.

BOX 333-CTI

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

GRANTOR:

Ted's Truck Body & Trailer Service, Inc.

By: William F. Birkinbine, President
William F. Birkinbine, President

LENDER:

Harris Bank Hinsdale, N. A.

By: Thomas Neulen
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois

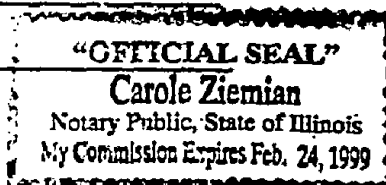
COUNTY OF DeWitt

On this 17 day of Dec, 19 96, before me, the undersigned Notary Public, personally appeared William F. Birkinbine, President of Ted's Truck Body & Trailer Service, Inc., and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Carole Ziemian Residing at _____

Notary Public in and for the State of _____

My commission expires _____



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LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF DePue

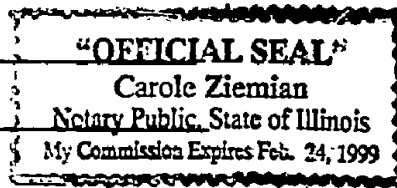
On this 17 day of Nov, 1996, before me, the undersigned Notary Public, personally appeared Thomas J. Taylor and known to me to be the Vice Pres, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed 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 Carole Ziemian

Residing at _____

Notary Public in and for the State of _____

My commission expires _____



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Exhibit A

THAT PART OF LOT B IN CIRCUIT COURT PARTITION OF THE SOUTH 1/2 AND THAT PART OF THE NORTH WEST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE, OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN OF SAID SUBDIVISION RECORDED APRIL 29, 1897 AS DOCUMENT 2530529, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND 1967.83 FEET SOUTH FROM THE EAST AND WEST CENTER LINE OF SECTION 3 AFORESAID (SAID CENTER LINE BEING A LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID SECTION 2597.19 FEET SOUTH FROM THE NORTH EAST CORNER THEREOF AND 2669.84 FEET NORTH FROM THE SOUTH EAST CORNER THEREOF, TO A POINT ON THE WEST LINE OF SAID SECTION 2598.77 FEET SOUTH FROM THE NORTH WEST CORNER THEREOF AND 2661.19 FEET NORTH FROM THE SOUTH WEST CORNER THEREOF) WITH THE EAST LINE OF SAID LOT B, THENCE SOUTH ALONG SAID EAST LINE OF LOT B, A DISTANCE OF 186 FEET TO ITS INTERSECTION WITH A LINE 2153.80 FEET SOUTH FROM AND PARALLEL WITH THE AFORESAID EAST AND WEST CENTER LINE OF SECTION 3; THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 193.10 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SOUTH TRIPP AVENUE (A PRIVATE STREET) SAID EAST STREET LINE BEING PARALLEL WITH AND 1008.93 FEET EAST FROM THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 3 (SAID CENTER LINE BEING A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID SECTION 2648.14 FEET WEST FROM THE NORTH EAST CORNER THEREOF AND 2642.84 FEET EAST FROM THE NORTH WEST CORNER THEREOF, TO A POINT ON SOUTH LINE OF SAID SECTION 2669.37 FEET WEST FROM THE SOUTH EAST CORNER THEREOF AND 2668.04 FEET EAST FROM THE SOUTH WEST CORNER THEREOF) THENCE NORTH ALONG SAID EAST LINE OF SOUTH TRIPP AVENUE A DISTANCE OF 186 FEET TO ITS INTERSECTION WITH THE AFORESAID LINE WHICH IS PARALLEL WITH AND 1967.80 FEET SOUTH FROM THE EAST AND WEST CENTER LINE OF SAID SECTION 3; THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 192.72 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

P.I.N. 19-03-400-108 and 19-03-400-114-0000

Commonly known as 4601 South Tripp, Chicago, Illinois

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