

87155960

RECORDATION REQUESTED BY:

LASALLE BANK NI
3201 N ASHLAND AVENUE
CHICAGO, IL 60657

WHEN RECORDED MAIL TO:

LASALLE BANK NI
3201 N ASHLAND AVENUE
CHICAGO, IL 60657

- DEPT-01 RECORDING \$25.50
- T#0011 TRAN 5881 03/07/97 09:19:00
- \$3531 + KP *-97-155960
- COOK COUNTY RECORDER

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by:

(472675) # 23-362
 TITLE SERVICES #
 LaSalle Bank Ni - Commercial Real Estate
 3201 N. Ashland Avenue
 Chicago, Illinois 60657

25.50

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED JANUARY 15, 1997, BETWEEN American National Bank and Trust Company of Chicago, as Trustee, (referred to below as 'Grantor'), whose address is 33 North LaSalle, Chicago, IL 60602; and LASALLE BANK NI (referred to below as 'Lender'), whose address is 3201 N ASHLAND AVENUE, CHICAGO, IL 60657.

MORTGAGE. Grantor and Lender have entered into a mortgage dated December 4, 1991 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Mortgage recorded 12-31-91 in Cook County Recorder's Office as Document #91689548 and modified on August 8, 1994 and recorded as Document #94758672

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

Lot 30 in Bauwen's and Stewart's Subdivision of the West part of Block 29 of the Canal Trustee's Subdivision of the West 1/2 of Section 5, Township 39 North, Range 14, East of the third Principal Meridian, in Cook County, Illinois.

The Real Property or its address is commonly known as 1546 W. Cortez, Chicago, IL 60622. The Real Property tax identification number is 17-05-303-040.

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

Grantor/Borrower has requested and Lender has agreed to change the rate of interest, increase the existing loan balance from \$276,546.20 to \$279,311.66, and to an extension of the maturity date on the loan to January 15, 2007.

For value received, Grantor/Borrower promises to pay to the order of LaSalle Bank NI (F/K/A LaSalle Bank Lake View) its successors and assigns, the principal sum of \$279,311.66 together with interest at the rate provided for in the Addendum To Change in Terms Agreement January 15, 1997. Over the term of the loan, Grantor/Borrower will make 119 monthly payments of principal and interest, except on January 15, 2007 ("Maturity Date"), Grantor/Borrower will pay in full, all outstanding principal and accrued interest. The loan is based upon a 25 year amortization, will not self amortize and a balloon payment of principal will be due on the Maturity Date..

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 endorers to the Note, including accommodation parties, unless a party is

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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. BORROWER IS EXECUTING THIS MODIFICATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TRUST AGREEMENT DESCRIBED AS AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST #RV-011148 AND DATED FEBRUARY 7, 1991.

BORROWER:

American National Bank and Trust Company of Chicago

By: [Signature], Trust Officer

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, covenants, conditions, covenants, undertakings and obligations herein made on the part of the Trustee are intended to be made by the Trustee as Trustee and not personally by the Trustee and the Trustee shall not be responsible for any loss or damage which may be incurred or incurred against the Trustee on account of any warranty, indemnity, agreement, covenant, undertaking or agreement of the Trustee in this instrument.

LENDER:

LASALLE BANK NA

By: [Signature]
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF IL
COUNTY OF COOK



On this FEB 28 1997 day of FEB 28 1997, before me, the undersigned Notary Public, personally appeared J. MICHAEL WHELAN, Trust Officer of American National Bank and Trust Company of Chicago, 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 [Signature] Residing at _____

Notary Public in and for the State of _____

My commission expires _____

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LENDER ACKNOWLEDGMENT

STATE OF Illinois

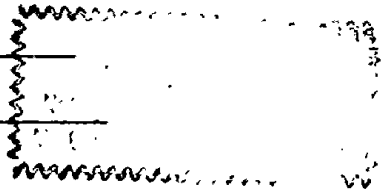
COUNTY OF Cook

On this 15th day of January, 19 97, before me, the undersigned Notary Public, personally appeared Dina Manastir and known to me to be the dean 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 Margaret Diller Residing at 3201 N. Ashland Chicago, Ill

Notary Public in and for the State of Illinois

My commission expires 7/28/97



Cook County Clerk's Office

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