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PREPARED BY AND UPON RECORDATION
MAIL TO:

TERRY D. JEFFREY
BURKE, WARREN & MAC KAY, P.C.
330 N. WABASH AVENUE
22ND FLOOR
CHICAGO, ILLINOIS 60611

DEPT-01 RECORDING \$31.00
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COOK COUNTY RECORDER

MORTGAGE MODIFICATION AGREEMENT

Property of Cook County Clerk's Office

Handwritten initials/signature

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BOX 333-CTT

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MORTGAGE MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT made and entered into as of March 28, 1997, by and between Mid Central Food Sales, Inc., an Illinois corporation (herein called the "Mortgagor") and the American National Bank and Trust Company of Chicago (herein called the "Mortgagee").

WITNESSETH That:

WHEREAS the Mortgagor has heretofore executed and delivered to The First National Bank of Chicago ("First National") a certain Assumption and Release Agreement ("Assumption Agreement") dated April 26, 1996 by and among Mortgagor, First National and the Village of Arlington Heights, Illinois. Pursuant to a certain Agreement to Purchase Assets and Assume Liabilities dated October 10, 1996, First National sold to Mortgagee a certain note dated February 15, 1982 in the original principal amount of \$2,475,000 (the "Original Note"). Among other things, Mortgagor is obligated to Mortgagee for payment of principal and interest on the Original Note.

WHEREAS, to secure the Original Note Mortgagor, pursuant to the Assumption Agreement became the obligor to the terms and conditions of a Mortgage dated February 15, 1982 and recorded March 23, 1982 as Document 27 3253547 encumbering certain real property located in Cook County, Illinois described as follows:

See Attached for Legal

WHEREAS, The Borrower has requested that Mortgagee extend the maturity of and change the interest rate on the loan evidenced by the Original Note ("Loan") and the Bank is willing to do so provided that the Original Note is replaced with a replacement note (herein called the "Replacement Note") of even date herewith in the stated principal sum of Two Million Seventy Nine Thousand Four Hundred Seventy Two and 55/100 Dollars (\$2,079,472.55) payable to the order of Mortgagee and due and payable, if not sooner paid, on April 1, 2002, (herein called the "New Maturity Date"), and that the Mortgage be modified and amended as hereinafter set forth and subject to the terms, provisions and conditions hereinafter contained.

NOW THEREFORE, in consideration of the foregoing recitals and of the mutual covenants herein contained, the parties hereto hereby agree as follows:

1. Commencing on the date hereof the Original Note shall be replaced by the Replacement Note and the Loan shall be evidenced by the Replacement Note.
2. The Mortgage is hereby modified and amended to provide that commencing the date hereof, the Replacement Note is secured

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thereby and all references in the Mortgage to the "Note" shall hereafter be deemed to be a reference to the Replacement Note.

3. The interest rate in the Replacement Note shall be equal to 7½ of the prime rate of Mortgagee.

4. The maturity date of the Loan is hereby extended to the New Maturity Date.

5. Wherever in the Mortgage, or any other instrument evidencing, securing and guaranteeing the Loan (herein together called the "Original Loan Documents") reference is made to any other of the Original Loan Documents, such reference shall be deemed a reference to the Original Loan Documents as hereby modified and amended. In all other respects except as modified herein and by the replacement of the Original Note with the Replacement Note, the Mortgage remains unmodified and in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Mortgage Modification Agreement to be executed by their respective duly authorized officers all on and as of the day, month and year first above written.

Mid Central Food Sales, Inc.

By: 

Title: PRESIDENT

American National Bank and
Trust Company of Chicago

By: 

Its: Vice President

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STATE OF ILLINOIS)
COUNTY OF LAKE) ss

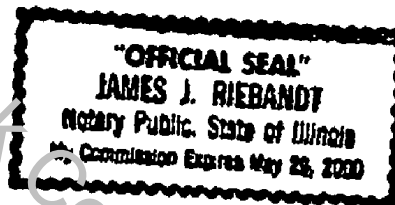
I, JAMES J. RIEBANDT, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that RICHARD R. MOORE PRESIDENT and _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged to me that they, being thereunto duly authorized, signed, delivered said instrument as their own free and voluntary act for the uses and purposes set forth therein.

Given under my hand and seal and notarial seal this 25th day of MARCH, 1997.

James J. Riebandt
Notary Public

My Commission Expires:

MAY 26, 2000



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STATE OF ILLINOIS)
) ss
COUNTY OF DU PAGE)

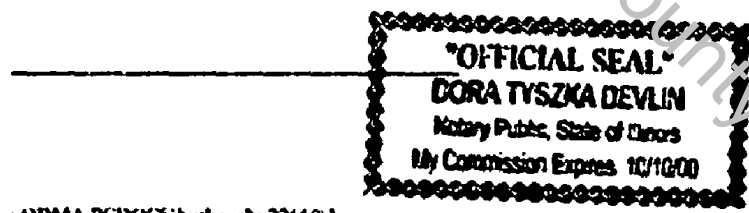
I, DORA TYSZKA DEVLIN, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that THOMAS A. FARRELL, Vice President of American National Bank and Trust Company of Chicago, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed, delivered said instrument as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes set forth therein.

Given under my hand and seal and notarial seal this 30th day of April, 1997.

Dora Tyszka Devlin

Notary Public

My Commission Expires:



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Exhibit "A"

Legal Description

Lots 17, 18 and 23, n Arlington Water Tower Subdivision, being a Subdivision of part of Lot 6 in the North East Quarter of Section 16, in the Subdivision of Joseph Barnes Farm in Sections 9, 15 and 16, Township 41 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof, registered August 2, 1979 as Document #LR3108761, in Cook County, Illinois.

Commonly known as: 48 W. Seegers Road
 Arlington Heights, Illinois

PI#: 08-16-200-096; 08-16-200-097; and
 08-16-200-099

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