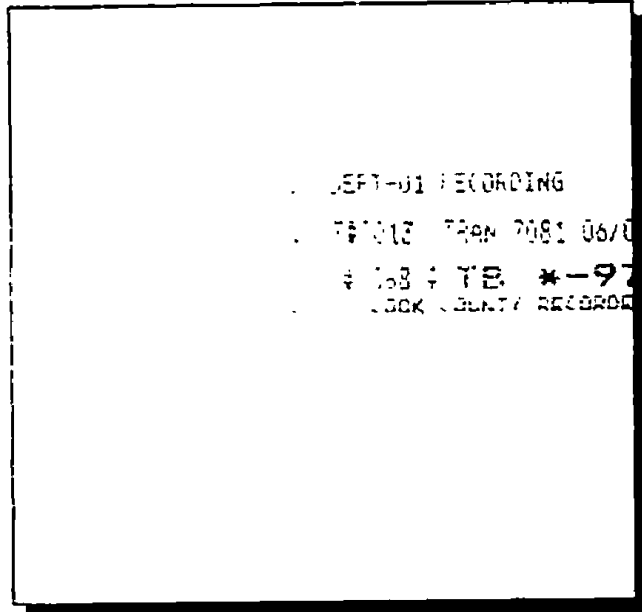


97391230



Box for Recorder's Use Only

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MORTGAGE MODIFICATION AGREEMENT

This Modification Agreement is dated as of this 1st day of September, 1996 and is made between Firststar Bank Illinois, Successor Trustee to First Colonial Trust Company, Successor Trustee to Michigan Avenue National Bank of Chicago, as Trustee under Trust Agreement dated July 27, 1988 and known as Trust No. 1-4766 ("Mortgagor") and Firststar Bank Illinois of 30 North Michigan Avenue, Chicago, Illinois 60602 ("Mortgagee").

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UNDERSTANDINGS

A. Mortgagor executed a Trust Deed in favor of Mortgagee's predecessor in interest, Michigan Avenue National Bank of Chicago, dated as of August 18, 1988 and recorded September 1, 1988 with the Cook County Recorder of Deeds as Document No. 88400771 as modified by the Modification of Mortgage dated September 1, 1993 and recorded October 4, 1993 with the Cook County Recorder of Deeds as Document No. 93789928 (the "Mortgage") encumbering the real estate described on Exhibit A attached hereto and made a part hereof.

B. The Mortgage secures the indebtedness, obligations and liabilities of Mortgagor under a Promissory Note in the original principal amount of \$150,000.00 dated August 18, 1988 payable to Michigan Avenue National Bank of Chicago and executed by First Colonial Bank, Successor Trustee to Michigan Avenue National Bank of Chicago, as Trustee under Trust Agreement dated July 27, 1988 and known as Trust No. 1-4766.

C. The outstanding principal balance of the Note which became due and payable on September 1, 1996 is \$98,592.92

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PAGE
SIGNATURE RIDER ATTACHED TO: MORTGAGE MODIFICATION AGREEMENT (dated 9/01/96)

This document is executed by FIRSTAR BANK ILLINOIS, not personally but as Trustee under Trust No. 1-4766 as aforesaid, in the exercise of power and authority conferred upon and vested in said Trustee as such and it is expressly understood and agreed that nothing in said document contained shall be construed as creating any liability on said Trustee personally to pay any indebtedness accruing thereunder, or to perform any covenants, either expressed or implied, including but not limited to warranties, indemnifications, and hold harmless representations in said document (all such liability if any, being expressly waived by the parties hereto and their respective successors and assigns) and that so far as said Trustee is concerned, the owner of any indebtedness or right accruing under said document shall look solely to the premises described therein for the payment or enforcement thereof, it being understood that said Trustee merely holds legal title to the premises described therein and has no control over the management thereof or the income therefrom, and has no knowledge respecting any factual matter with respect to said premises, except as represented to it by the beneficiary or beneficiaries of said trust. In event of conflict between the terms of this rider and of the agreement to which it is attached, on any questions of apparent liability or obligation resting upon said trustee, the provisions of this rider shall be controlling.

FIRSTAR BANK ILLINOIS, ^{f/k/a First Colonial Trust Company, successor to Michigan Avenue National Bank of Chicago} not personally, but solely as Trustee under Trust Agreement dated July 27, 1988 and known as Trust No. 1-4766

By: Angela McClain
Angela McClain, Land Trust Officer

ATTEST:

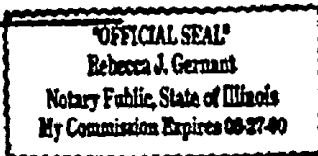
By: Norma J. Haworth
Norma J. Haworth, Land Trust Officer

Illinois }
County of Cook }

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Angela McClain personally known to me to be the Land Trust Officer of FIRSTAR BANK ILLINOIS and Norma J. Haworth personally known to me to be the Land Trust Officer of said Corporation, 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 that as such Land Trust Officer and Land Trust Officer of said Corporation, and caused the Corporate Seal of said Corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said Corporation as their free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 1st day of November 19 96

Rebecca J. Germant
NOTARY PUBLIC



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Prepared By and Mail To:

Randolph E. Ruff
DeHaan & Richter, P.C.
55 West Monroe Street, Suite 1000
Chicago, Illinois 60603 (312) 726-2660

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that Trust Officer of Firstar Bank Illinois, known to me to be an authorized agent of the corporation that executed the Mortgage Modification Agreement and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or 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

GIVEN under my hand and Notarial Seal this _____ day of _____, 19____

NOTARY PUBLIC

My Commission Expires _____

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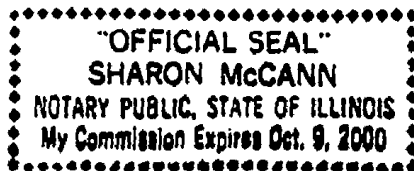
STATE OF ILLINOIS)
) SS
COUNTY OF Cook)

I, Sharon McCann, a Notary Public in and for the County and State aforesaid, do hereby certify that Judith E. Johnson personally known to me to be the same person whose name is as Vice President/Special Loan Group of Firstar Bank Illinois, an Illinois banking corporation, subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that she signed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth

Given under my hand and Notarial Seal this 31st day of Oct., 1996

Sharon McCann
NOTARY PUBLIC

My Commission Expires: _____



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EXHIBIT "A"

PARCEL 1:

LOT 23 IN BLOC 2 IN ORVIS' SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN #20-07-406-046

COMMONLY KNOWN AS 5156 SOUTH MARSHFIELD AVENUE, CHICAGO, IL

PARCEL 2:

LOT 61, LOT 62 AND LOT 63 IN LORIMER'S SUBDIVISION OF THE SOUTH 498 FEET OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN # 20-09-329-031
20-09-329-030

COMMONLY KNOWN AS: 638-640 WEST GARFIELD AVENUE, CHICAGO, IL

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COOK COUNTY RECORDER

TR * 97-391230

TRAN 7081 06/03/97 09:34:00

REPT-01 RECORDING \$29.50

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