

PREPARED BY:  
Robert M. Chercinski  
(Doc Prep Center)

1998-06-02 11:06:01

WHEN RECORDED RETURN TO:

The First National Bank of Chicago  
One First National Plaza  
Chicago, Illinois 60670  
ATTN: Jon S. Maui



First Mortgage and Security Modification Agreement

This Agreement (hereinafter the "Agreement") is made and entered into as of the 30th day of April, 1998, by and between The First National Bank of Chicago, a national banking association, having its principal office at One First National Plaza, Chicago, IL, (herein the "Mortgagee"), and Mr. Richard Tetrault (herein the "Mortgagor").

WITNESSETH

Whereas, the Mortgagor has previously executed and delivered to the Mortgagee, a certain Revolving Credit Note dated August 15, 1996 in the original principal amount of \$100,000.00 and a certain Term Note dated August 15, 1996 in the original principal amount of \$315,000.00 (herein the "Notes"); and

Whereas, to secure the indebtedness evidenced by the Notes, the Mortgagor has executed and delivered to the Mortgagee, a Mortgage and Security Agreement (herein the "Mortgage") and an Assignment of Rents and Lessor's Interest in Leases (herein the "Assignment of Rents and Leases"); each dated August 15, 1996 and recorded with the Cook County Recorder on August 19, 1996 as Document Numbers 96636023 and 96636024, respectively, on the Real Estate legally described therein as follows:

See Attached Exhibit "A"  
(the "Prerequisites")

Commonly known as: 7441 North Channel Road, Skokie, IL 60076  
Tax Parcel Identification No. 10-26-401-053-0000 & 10-26-401-065-0000

And Whereas, the Mortgagor has requested of the Mortgagee to borrow additional sums to be secured by the Mortgage, and the Mortgagee has agreed to lend such additional amounts to the Mortgagor and

Whereas, the Mortgagor and Mortgagee are desirous of amending the Mortgage to reflect the increase of the indebtedness intended to be secured by this Mortgage;

Now, Therefore, in consideration of the mutual promises and covenants of the parties hereto, it is agreed as follows:

1. The second full paragraph on page 1 of the Mortgage and Security Agreement is amended in its entirety to read as follows:

WHEREAS, the Mortgagor has executed and delivered to the Mortgagee, the following obligations:

1. A Term Note (Real Estate), dated August 15, 1996, in the principal sum of Three Hundred Fifteen Thousand and No 100ths (\$315,000.00) Dollars bearing interest at the rate specified therein, due in the manner as provided therein and in any event one hundred twenty (120) months following the funding of a certain SBA 504 Loan payable to the order of the Mortgagee, the terms and provisions of which Note are incorporated herein and made a part hereof by this reference with the same effect as if set forth at length;

BOX 333-CTI



**EXHIBIT 'A'**  
**Legal Description Rider**

PARCEL 1 THE SOUTH 74.45 FEET OF THE NORTH 144.45 FEET OF LOT 4 AS MEASURED ALONG THE EAST LINE THEREOF IN NATIONAL BRICK CO'S INDUSTRIAL SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WESTERLY 12.50 FEET OF SAID LOT 4 AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF) ALSO DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED PARCEL, THENCE WEST ON THE SOUTH LINE OF THE SOUTH 74.45 FEET OF THE NORTH 144.45 FEET OF SAID LOT 4, 175 FEET, THENCE NORTH ON WEST LINE OF LOT 4, 41.80 FEET, THENCE NORTH 35 51' 10" FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 74.45 FEET OF THE NORTH 144.45 FEET OF SAID LOT 4, SAID POINT BEING 161.02 FEET WEST OF THE EAST LINE OF SAID LOT 4, THENCE EAST 161.02 FEET ALONG THE NORTH LINE OF SOUTH 74.45 FEET OF THE NORTH 144.45 FEET OF SAID LOT 4, THENCE SOUTH 74.45 FEET TO THE PLACE OF BEGINNING.

ALSO, PARCEL 2 EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID OVER THE WESTERLY 12.50 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF EXTENDED SOUTHWESTERLY) OF SAID SOUTH 74.45 FEET OF THE NORTH 144.45 FEET OF LOT 4, THENCE WESTERLY 25 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF) OF THE NORTH 70 FEET OF LOT 4, THENCE WESTERLY 25 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTHWESTERLY LINE THEREOF) OF LOT 2 AND THE SOUTH 25 FEET OF LOT 1 IN NATIONAL BRICK CO'S INDUSTRIAL SUBDIVISION AFORESAID AS CREATED BY AND SHOWN ON PLAT OF SAID SUBDIVISION DATED AUGUST 6, 1956 AND RECORDED OCTOBER 25, 1956 AS DOCUMENT NUMBER 1673886.

ALSO, PARCEL 3 EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID ON AND OVER THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 50 FEET SOUTH OF THE NORTH LINE AND 65 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE WEST ON A LINE 50 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 26, A DISTANCE OF 18.50 FEET TO A POINT, THENCE NORTHEASTERLY WITH AN ANGLE OF 63 DEGREES 59 MINUTES MEASURED COUNTERCLOCKWISE FROM LAST DESCRIBED COURSE, A DISTANCE OF 27.50 FEET TO A POINT 47.5 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 26, THENCE EAST ON A LINE 47.5 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 26, A DISTANCE OF 7.48 FEET TO A POINT 5 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 26, THENCE SOUTH ON A LINE 65 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 26 A DISTANCE OF 25.01 FEET TO THE PLACE OF BEGINNING AS CREATED BY GRANT FROM GLOBE FUEL PRODUCTS, INC., AN ILLINOIS CORPORATION TO NATIONAL BRICK COMPANY, AN ILLINOIS CORPORATION, DATED NOVEMBER 26, 1956, AND RECORDED NOVEMBER 29, 1956 AS DOCUMENT NUMBER 1676793.

ALSO, PARCEL 4 EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS IN FAVOR OF PARCEL 1 TO AND FROM HOWARD STREET ON AND OVER THE SOUTH 25 FEET OF THE NORTH 50 FEET OF THE WEST 25 FEET OF THE WEST 50 FEET AND THE EAST 41 FEET OF THE WEST 65 FEET OF THE NORTH 50 FEET, ALL IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS CREATED BY WARRANTY DEED FROM NATIONAL BRICK COMPANY, A CORPORATION OF ILLINOIS, TO JAMES B. MORGAN AND VIRGINIE C. MORGAN, HIS WIFE, DATED DECEMBER 17, 1957 AND RECORDED DECEMBER 21, 1957 AS DOCUMENT NUMBER 1794635 AND AS RESERVED IN DEEDS BY NATIONAL BRICK COMPANY TO EMERGENCY STEEL SERVICE COMPANY, RECORDED APRIL 4, 1956 AS DOCUMENT NUMBER 1654874 AND RECORDED MAY 31, 1956 AS DOCUMENT NUMBER 1696372, ALL IN COOK COUNTY, ILLINOIS.

ALSO, PARCEL 5 THE SOUTH 25 FEET OF THE NORTH 169.45 FEET OF LOT 4 (AS MEASURED ON THE EAST LINE THEREOF) IN NATIONAL BRICK CO'S INDUSTRIAL SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1956 AS DOCUMENT NUMBER 1673886 IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

Property of Cook County Clerk's Office