

RECORDATION REQUESTED BY:

Manufacturers Bank
1200 North Ashland Avenue
Chicago, IL 60622-2298

WHEN RECORDED MAIL TO:

Manufacturers Bank
1200 North Ashland Avenue
Chicago, IL 60622-2298

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: Manufacturers Bank
1200 North Ashland Avenue
Chicago Illinois 60622

MODIFICATION OF MORTGAGE

CHICAGO TITLE LAND TRUST COMPANY, Successor to *CTLC*

THIS MODIFICATION OF MORTGAGE IS DATED JUNE 1, 1998, BETWEEN The Chicago Trust Company successor to Chicago Title and Trust Company, not personally but as Trustee under Trust Agreement dated November 16, 1979 and known as Trust Number 1076373, as Trustee, (referred to below as "Grantor"), whose address is 171 N. Clark Street, Chicago, IL 60601; and Manufacturers Bank (referred to below as "Lender"), whose address is 1200 North Ashland Avenue, Chicago, IL 60622-2298.

MORTGAGE. Grantor and Lender have entered into a mortgage dated May 28, 1993 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Trust Deed and Assignment of Rents dated May 28, 1993 and recorded June 18, 1993 as document numbers 93469237 and 93469238

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

LOTS 22 AND 23 IN THE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 16 IN SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 6, 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 2037-2039 W. Iowa Street, Chicago, IL 60622-4958. The Real Property tax identification number is 17-06-327-014 and 17-06-327-013.

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

The original principal amount of \$153,000.00 has been reduced to \$136,256.79. The original maturity date of June 1, 1998 is hereby extended to June 1, 2003. The original interest rate of 9.00% fixed per annum is hereby reduced to 8.50% fixed per annum effective June 1, 1998 and continuing until maturity. The new repayment schedule calls for 59 monthly principal and interest payments of \$1,174.15 and a final payment of all principal and accrued interest not yet paid.

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 endorsers 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.

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 1076373 AND DATED NOVEMBER 16, 1979.

BORROWER:

The Chicago Trust Company successor to Chicago Title and Trust Company, not personally but as Trustee under Trust Agreement dated November 16, 1979 and known as Trust Number 1076373

SEE ATTACHED EXCULPATORY

By: **CLAUSE FOR SIGNATURE**

Its: Trust Officer

By: _____
Its: Authorized Signer

LENDER:

Manufacturers Bank

By: *Ann Ford V.P.*
Authorized Officer

Property of Cook County Clerk's Office

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EXCULPATORY CLAUSE FOR CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST #1076373 ATTACHED TO AND MADE A PART OF THE MODIFICATION OF MORTGAGE DATED JUNE 1, 1998, TO MANUFACTURERS BANK.

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Date:

CHICAGO TITLE LAND TRUST COMPANY, as Trustee
Under Trust No. 1076373

By:

Shirley A. Thompson
Assistant Vice President

Attest
By:

Jaqueline Poffus
Assistant Secretary

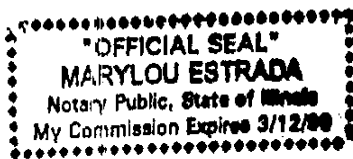


State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President and Assistant Secretary of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as such Assistant Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that the said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this JUNE 16, 1998

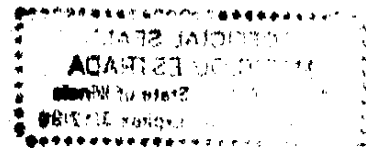


Marylou Estrada

NOTARY PUBLIC

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06-01-1998

MODIFICATION OF MORTGAGE (Continued)

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CORPORATE ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 19 _____, before me, the undersigned Notary Public, personally appeared its; Trust Officer; and its; Authorized Signer of The Chicago Trust Company successor to Chicago Title and Trust Company, not personally but as Trustee under Trust Agreement dated November 16, 1979 and known as Trust Number 1076373, and known to me to be authorized agents 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 they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

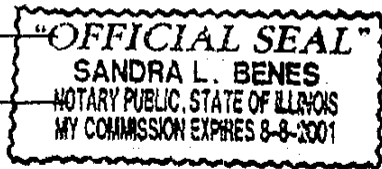
By _____ Residing at _____
Notary Public in and for the State of _____
My commission expires _____

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

On this 1st day of JUNE, 19 98, before me, the undersigned Notary Public, personally appeared IRVINE FORD and known to me to be the VICE PRESIDENT, 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 Sandra L. Benes Residing at 1000 N. Ashland Ave Chicago, Ill.
Notary Public in and for the State of _____
My commission expires _____



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