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1998-10-14 14:13:31
Cook County Recorder 31.00

American Chartered Bank
1199 E. Higgins Rd.
Schaumburg, IL 60173
847-517-5400 (Lender)



98921764

MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR		BORROWER	
BIG DEAHL LIMITED LIABILITY COMPANY		BIG DEAHL LIMITED LIABILITY COMPANY	
ADDRESS		ADDRESS	
1450 N. DAYTON ST. CHICAGO, IL 60622		1450 N. DAYTON ST. CHICAGO, IL 60622	
TELEPHONE NO.	IDENTIFICATION NO.	TELEPHONE NO.	IDENTIFICATION NO.
312-573-0733	36-4063088	312-573-0733	36-4063088

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 30TH day of AUGUST, 1998, is executed by and between the parties indicated below and Lender.

A. On MARCH 31, 1997, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of FOUR MILLION ONE HUNDRED FIFTY THOUSAND AND NO/100 Dollars (\$ 4,150,000.00), which

Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book _____ at Page _____ Filing date MAY 2, 1997 as Document No. 97310744 in the records of the Recorder's (Registrar's) Office of COOK County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated n/a executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is extended to DECEMBER 1, 1998, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.
- (2) The parties acknowledge and agree that, as of AUGUST 30, 1998, the unpaid principal balance due under the Note was \$ 4,089,827.43, and the accrued and unpaid interest on that date was \$ n/a.
- (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
- (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
- (5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.
- (6) The Mortgage is further modified as follows:

THIS IS TO EXTEND THE TERM OF THE NOTE AND THE MORTGAGE FROM 08/30/98 TO 12/01/98, AND TO CHANGE THE PAYMENT SCHEDULE TO LEVEL PRINCIPAL PAYMENTS OF \$17,040.95 PLUS ACCRUED INTEREST MONTHLY, AND TO INCREASE THE INTEREST RATE

FROM PRIME PLUS 1/2% TO PRIME PLUS 2%.

BOX 333-CTI

7652145 D2 SCA 2082

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SCHEDULE A

SEE ATTACHED SCHEDULE

Address of Real Property: 1450 N. DAYTON ST.
CHICAGO, IL 60622

Permanent Index No.(s): SEE ATTACHED SCHEDULE

SCHEDULE B

GRANTOR: BIG DEAHL LIMITED LIABILITY COMPANY

GRANTOR:

Rosemary J Deahl

ROSEMARY DEAHL
MEMBER

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

RS

BORROWER: BIG DEAHL LIMITED LIABILITY COMPANY BORROWER:

Rosemary Deahl

ROSEMARY DEAHL
MEMBER

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: American Chartered Bank

[Signature]
MICHAEL F. BURG
SENIOR VICE PRESIDENT

State of Illinois)
County of Cook) ss.

State of Illinois)
County of Cook) ss.

I, Tarra A. Sinks a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Rosemary Deahl personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this 30th day of August, 1998 by Michael F. Burg

as Senior Vice President

on behalf of the American Chartered Bank

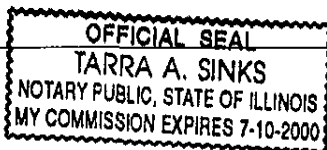
Given under my hand and official seal, this 30th day of August, 1998

Given under my hand and official seal, this 30th day of August, 1998

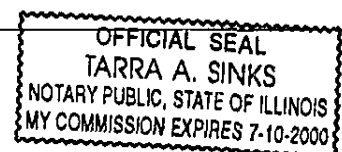
[Signature]
Notary Public

[Signature]
Notary Public

Commission expires:



Commission expires:



Prepared by and return to: American Chartered Bank

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AMERICAN CHARTERED BANK
1139 E. Higgins Road
Schaumburg, IL 60193

ATTACHED LEGAL DESCRIPTION
EXHIBIT "A"

PARCEL 1:

LOTS 1, 2 AND 3 IN THE SENG COMPANY'S RESUBDIVISION OF PART OF YALE RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

LOTS 14, 15, 16, 17, 18 AND THE NORTHERLY 16 FEET OF LOT 19 AND THE VACATED ALLEY EAST OF AND ADJOINING SAID LOTS IN J.A. YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

(EXCEPTING FROM PARCELS 1 AND 2 AFORESAID A PART OF LOT 1 IN THE SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO, TOGETHER WITH A PART OF EACH OF LOTS 14, 15 AND 16 AND VACATED ALLEY EAST OF AND ADJOINING SAID LOTS IN J. A. YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO AFORESAID, ALL IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN THE SENG COMPANY'S RESUBDIVISION AFORESAID, BEING THE INTERSECTION OF THE WEST LINE OF N. DAYTON STREET WITH THE SOUTH LINE OF W. BLACKHAWK STREET AND RUNNING THENCE WEST ALONG SAID SOUTH LINE OF W. BLACKHAWK STREET, A DISTANCE OF 261.84 FEET TO A POINT ON THE NORTH LINE OF LOT 14 IN J. A. YALE'S RESUBDIVISION AFORESAID; THENCE SOUTH ALONG A LINE WHICH IS PERPENDICULAR TO SAID SOUTH LINE OF W. BLACKHAWK STREET, A DISTANCE OF 44.35 FEET, TO AN INTERSECTION WITH THE WESTWARD EXTENSION OF THE SOUTH FACE OF AN EXISTING BRICK BUILDING; THENCE EAST ALONG SAID WESTWARD EXTENSION AND ALONG THE SOUTH FACE OF SAID BRICK BUILDING, A DISTANCE OF 129.45 FEET TO AN INTERSECTION WITH THE CENTER LINE OF AN EXISTING 17 INCH BRICK WALL AT A POINT WHICH IS 43.99 FEET (MEASURED PERPENDICULARLY) SOUTH OF THE SOUTH LINE OF W. BLACKHAWK STREET; THENCE SOUTHEASTWARDLY ALONG SAID CENTER LINE OF THE 17 INCH BRICK WALL, A DISTANCE OF 30.28 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A 17 INCH BRICK WALL WHICH EXTENDS EAST TO THE WEST LINE OF SAID N. DAYTON STREET; THENCE EAST ALONG THE LAST DESCRIBED CENTER LINE, A DISTANCE OF 127.25 FEET TO A POINT ON THE WEST LINE OF N. DAYTON STREET, WHICH POINT IS 73.96 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1 IN THE SENG COMPANY'S RESUBDIVISION AND THENCE NORTH ALONG THE WEST LINE OF SAID N. DAYTON STREET, SAID DISTANCE OF 73.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF VACATED NORTH FREMONT STREET VACATED FREMONT STREET VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO, PASSED JANUARY 15, 1965, BOUNDED AND DESCRIBED AS FOLLOWS::

BEGINNING AT THE NORTHWEST CORNER OF LOT 14 IN BLOCK 58 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN

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SAID ELSTON'S ADDITION TO CHICAGO AND RUNNING THENCE SOUTHEASTWARDLY ALONG THE WESTERLY LINE OF LOT 14 TO 18, BOTH INCLUSIVE IN SAID JOHN A. YALE'S RESUBDIVISION; ALONG THE WESTERLY LINE OF SAID 18 PRODUCED SOUTHERLY 16 FEET AND ALONG THE WESTERLY LINE OF LOT 3 IN THE SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 58 IN SAID ELSTON'S ADDITION TO CHICAGO IN COOK COUNTY, ILLINOIS, A DISTANCE OF 226.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE WESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 53.72 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN SAID ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTHWESTWARDLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 221.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THENCE EAST ALONG A STRAIGHT LINE A DISTANCE 52.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL 4:

LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN SAID ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5:

PERPETUAL EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1, CREATED BY GRANT RECORDED JULY 12, 1979 AS DOCUMENT 25048235 OVER, IN AND ACROSS THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 4 AND 5 IN SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND MORE SPECIFICALLY IN AND ACROSS THE AREAS OCCUPIED BY EQUIPMENT IN THE BASEMENT OF THE IMPROVEMENTS LOCATED THEREON FOR THE PURPOSE OF OPERATING, FUELING, ADJUSTING, INSPECTING, MAINTAINING AND REBUILDING SUCH EQUIPMENT AND IMPROVEMENTS; AND FOR USE FOR THE USUAL AND ORDINARY PURPOSES IN ALL THE EQUIPMENT AND IMPROVEMENT LOCATED ON THE SERVIENT TENEMENT ALL OF WHICH CONSTITUTE FIXTURES OR IMPROVEMENTS ATTACHED TO AND FORMING PART OF THE REAL ESTATE DESCRIBED HEREIN, IN COOK COUNTY, ILLINOIS

PARCEL 6:

PERPETUAL EASEMENT TO AND FOR THE BENEFIT OF PARCEL 3, OVER, IN AND ACROSS THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF VACATED NORTH FREMONT STREET VACATED BY ORDINANCE OF THE CITY OF CHICAGO, PASSED JANUARY 15, 1965, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF LOT 5 IN SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 58 IN ELSTON'S ADDITION TO CHICAGO IN COOK COUNTY, ILLINOIS AND RUNNING THENCE SOUTH EASTWARDLY ALONG THE WESTERLY LINE OF SAID LOT 5 A DISTANCE OF 104.38 FEET TO THE SOUTH WEST CORNER OF SAID LOT 5; THENCE

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SOUTHWESTWARDLY ALONG A STRAIGHT LINE (THE SOUTH WESTERLY TERMINUS OF WHICH STRAIGHT LINE IS THE SOUTHEAST CORNER OF LOT 4 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57, JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN SAID ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN), A DISTANCE OF 25.60 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF NORTH FREMONT STREET; THENCE NORTHWESTWARD ALONG SAID CENTER LINE OF SAID NORTH FREMONT STREET A DISTANCE OF 119.71 FEET TO ITS INTERSECTION WITH A STRAIGHT LINE EXTENDING FROM THE NORTH WEST CORNER OF SAID LOT 5 IN THE SENG COMPANY'S RESUBDIVISION TO THE NORTH EAST CORNER OF SAID LOT 4 IN JOHNSON AND CARLSON'S RESUBDIVISION, AND THENCE EASTWARDLY ALONG SAID STRAIGHT LINE A DISTANCE OF 26.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS FOR THE PURPOSE OF ACCESS TO, INGRESS AND EGRESS BY ALL VEHICULAR TRAFFIC AS CREATED BY GRANT OF EASEMENT MADE BY HOOVER UNIVERSAL, INC. RECORDED JUNE 28, 1979 AS DOCUMENT 25028220.

ALSO THAT PART DESCRIBED AS FOLLOWS:

THAT PART OF NORTH FREMONT STREET, ORDAINED TO BE VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO, PASSED JANUARY 15, 1965, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN THE SENG COMPANY'S RESUBDIVISION OF PART OF YALE'S RESUBDIVISION OF BLOCK 57 IN ELSTON'S ADDITION TO CHICAGO, IN COOK COUNTY, ILLINOIS, AND RUNNING THENCE SOUTHEASTWARDLY ALONG THE WESTERLY LINE OF LOT 4 IN SAID SENG COMPANY'S RESUBDIVISION A DISTANCE OF 18.26 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BEING ALSO THE NORTHWEST CORNER OF LOT 5 IN SAID SENG COMPANY'S RESUBDIVISION;

THENCE WESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 53.72 FEET TO THE SOUTHEAST CORNER OF LOT 2, BEING ALSO THE NORTHEAST CORNER OF LOT 4, IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57, JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST; THENCE NORTHWESTWARDLY ALONG THE EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 18.26 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BEING ALSO THE SOUTHEAST CORNER OF LOT 1 IN THE RESUBDIVISION OF LOT 1 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57, JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO, IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THENCE EASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 53.72 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

LOT 3 IN JOHNSON AND CARLSON'S RESUBDIVISION OF BLOCK 57 IN JOHN A. YALE'S RESUBDIVISION OF BLOCKS 38, 39, 40, 42, 43, 44, 45, 57, 58, 59, 60, 61 AND 72 IN ELSTON'S ADDITION TO CHICAGO IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Pin # - 17-05-217-001 17-05-218-009
 17-05-217-002 17-05-218-010
 17-05-217-003
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 17-05-218-006