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This document was prepared by:
MOUNT GREENWOOD BANK
3052 W. 111TH
CHICAGO, ILLINOIS 60655

98265471

DEPT-01 RECORDING \$27.00
TRAN 1921 04/03/98 08:51:00
RC # 98-265471
COOK COUNTY RECORDER

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MODIFICATION AGREEMENT to a Promissory Note(s) and to a Mortgage held by MOUNT GREENWOOD BANK

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1. DATE AND PARTIES. The date of this Modification Agreement (Agreement) is March 25, 1998, and the parties are the following:

MORTGAGOR OF PROPERTY/BORROWER:

MOUNT GREENWOOD BANK A/T/U/T/A DATED 4-18-94 A/K/A TRUST #5-1087
a trust
3052 West 111th Street
Chicago, IL 60655

BORROWER:

MOUNT GREENWOOD BANK A/T/U/T/A DATED 4-18-94 A/K/A TRUST #5-1087
a trust
3052 West 111th Street
Chicago, IL 60655
JO NA, INC.
an Illinois corporation
P. O. Box 71
Flossmoor, IL 60422
Tax I.D. # 36-2955841

BANK:

MOUNT GREENWOOD BANK
an ILLINOIS banking corporation
3052 W. 111TH
CHICAGO, ILLINOIS 60655
Tax I.D. # 35-2202468
Branch No. 13730
(as Mortgagee)

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2. BACKGROUND. Borrower executed a promissory note payable to the order of Bank dated July 29, 1996.

BOX 333-CTI

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(Note) evidencing a loan (Loan) which Note is further described as follows: Note number 4690035059, in the principal amount of \$1,360,000.00, and payable on demand, but if no demand is made, on January 29, 1998. As of the date of this Agreement, the principal balance on the Note is \$677,767.28, and the accrued interest is \$18,441.11. The total amount currently due on the Note is \$696,208.39. Borrower and Bank hereby agree to modify the Note on the terms contained in this Agreement.

3. SECURITY. This Agreement is secured by the following type(s) (or items) of property (Collateral):
Real Estate
Deposit Accounts

which includes (but is not limited to) the following described property:
Mount Greenwood Bank Savings Account #4690035059-20

The real property portion of the Collateral includes the following described property (Property) situated in COOK County, ILLINOIS, to-wit:

The East 535.55 feet of the West 1525.55 feet of the South 405 feet of the Southwest 1/4 (Except the South 50 feet thereof) of Section 26, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois. P.I.N.#: 28-26-300-040; 041

The Property may be commonly referred to as 175th Street & Crawford, Country Club Hills, IL 60477

The term "Collateral" further includes, but is not limited to, the following property, whether now owned or hereafter acquired, and whether or not held by a bailee for the benefit of the Owner or owners, all: accessions, accessories, additions, fittings, increases, insurance benefits and proceeds, parts, products, profits, renewals, rents, replacements, special tools and substitutions, together with all books and records pertaining to the Collateral and access to the equipment containing such books and records including computer stored information and all software relating thereto, plus all cash and non-cash proceeds and all proceeds of proceeds arising from the type(s) (items) of property listed above.

This Agreement is secured by the following described real estate documents: Mortgage, Assignment of Rents and Security Agreement each dated July 29, 1996 on the property located at 175th Street and Crawford Avenue, Country Club Hills.

4. MODIFICATION. The above described note(s) have been renewed and the Renewal Note (Renewal Note) now evidences the indebtedness (Obligations) of MOUNT GREENWOOD BANK A/ /U/ /T/ /A DATED 4-18-94 A/K/A TRUST #5-1087 and JO NA, INC. (Borrower) to Bank as evidenced by Borrower's promissory note payable to the order of Bank dated July 29, 1996 evidencing a loan (Loan) in the principal amount of \$1,360,000.00. Subject to the actual terms and conditions under the Renewal Note, the following provisions of the Loan have been modified to read as follows:

This Modification Agreement shall extend and modify the terms as follows: 1. Extend Maturity date to be December 25, 1998. 2. Modify Principal balance to be \$700,000.00, which reflects the current principal balance of \$677,767.28 and \$22,232.72 as a new advance to provide an interest reserve. 3. \$115,000.00 principal reductions shall be required from the sale of the individual townhome units. 4. Monthly payments of interest only due beginning April 25, 1998. 5. Modify interest rate from WSJP + 1.5% to be WSJP + 1.0% beginning March 25, 1998. 6. Conversion from Revolving Draw Note to Promissory Note. 7. Current financial statements and update on workout plan of Jo Na, Inc. beginning July 15, 1998 and quarterly thereafter.

5. COVENANTS AND WARRANTIES BY MORTGAGOR. Mortgagor affirmatively represents, warrants and

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STATE OF ILLINOIS

SS:

COUNTY OF COOK

On this 25th day of March, 1998, I, MARY ROCIOLA, a notary public, certify that BARBARA J. WALSON, TRUST OFFICER, as Trustee, for MOUNT GREENWOOD BANK A/T/U/T/A DATED 4-18-94 A/K/A TRUST #5-1087, 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 that (he/she) signed and delivered the instrument as (his/her) free and voluntary act, for the uses and purposes set forth.

My commission expires: 12-6-1999
OFFICIAL SEAL
MARY ROCIOLA
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. DEC. 6, 2000

Mary Rociola
NOTARY PUBLIC

STATE OF ILLINOIS

SS:

COUNTY OF COOK

On this 25TH day of March, 1998, I, JEAN E. MCKEE, a notary public, certify that JOANNE N. BARNARD, PRESIDENT and LESLIE C. BARNARD, VICE PRESIDENT of JONA, INC., an Illinois corporation, 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 acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth.

My commission expires: Sept. 15, 1998
OFFICIAL SEAL
JEAN E. MCKEE
NOTARY PUBLIC, State of Illinois
My Commission Expires Sept. 15, 1998

Jean E. McKee
NOTARY PUBLIC

STATE OF ILLINOIS

SS:

COUNTY OF COOK

On this 25th day of March, 1998, I, JEAN E. MCKEE, a notary public, certify that JACK LESTER, VICE PRESIDENT & SLO, of MOUNT GREENWOOD BANK, an ILLINOIS banking corporation, 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 that (he/she) signed and delivered the instrument as (his/her) free and voluntary act, for the uses and purposes set forth.

My commission expires: Sept. 15, 1998
"OFFICIAL SEAL"
JEAN E. MCKEE
Notary Public, State of Illinois
My Commission Expires Sept. 15, 1998

Jean E. McKee
NOTARY PUBLIC

THIS IS THE LAST PAGE OF A 4 PAGE DOCUMENT. EXHIBITS AND/OR ADDENDA MAY FOLLOW.

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covenants:

- A. that Mortgagor has good and marketable title to all of the Property; and
- B. that the Property is subject to no outstanding liens or other encumbrances, except: First position Mortgage lien and Assignment of Rents each dated July 29, 1996 and recorded as document numbers 96585990 and 96585991 respectively in favor of Mount Greenwood Bank.

6. CONTINUATION OF ALL OTHER TERMS AND CONDITIONS. This Agreement shall operate as a modification only and shall relate back to the execution and delivery of the original Note. All other terms and conditions of this Loan contained in the loan documents not specifically referred to and modified herein continue in full force and effect, and Borrower hereby ratifies and confirms the security, priority and enforceability of each document securing the Loan.

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7. RECEIPT OF COPY. Borrower ^{/Mortgagor and Borrower} acknowledges receiving a copy of this Agreement.

BORROWER /MORTGAGOR:

MOUNT GREENWOOD BANK AT/UT/VA DATED 4-18-94 A/K/A TRUST #5-1087

By: Barbara J. Ralson
 BARBARA J. RALSON, TRUST OFFICER
 As Trustee

BORROWER:

JO NA, INC.
an Illinois corporation

[Corporate Seal*]

By: Joanne N. Barnard
 JOANNE N. BARNARD, PRESIDENT

Leslie C. Barnard
 LESLIE C. BARNARD, VICE PRESIDENT

Attest

(*Corporate seal may be affixed, but failure to affix shall not affect validity or reliance.)

APPROVED: March 25, 1998

BANK:

MOUNT GREENWOOD BANK
an ILLINOIS banking corporation

[Corporate Seal*]

By: Jack Lester
 JACK LESTER, VICE PRESIDENT & SLO

Attest

(*Corporate seal may be affixed, but failure to affix shall not affect validity or reliance.)