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Cook County Recorder 27.50

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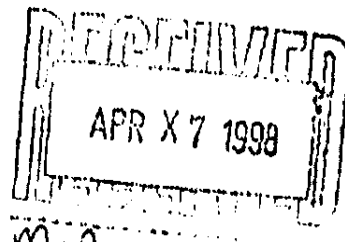
. DEPT-01 RECORDING 427.5
. T#0013 TRAN 3328 04/13/98 08:15:00
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. COOK COUNTY RECORDER

FIRST NOTE MODIFICATION AGREEMENT

Lakeside Bank (the "Lender"), an Illinois Banking Corporation, and the undersigned, Broadview Holdings, Inc. (the "Borrower") and Michael T. Lyon, Stuart P. Levine and Theodore Tannebaum (the "Guarantors").

1. The Lender presently owns and holds BORROWERS' note, dated September 28, 1994 and payable to the Lender in the sum of \$1,100,000.00 with a current balance of \$1,032,030.02. The Note is executed by Broadview Holdings, Inc. (the "Borrower") in their capacity as prime obligors on the note.
2. The note is secured, among other things, a mortgage of the same date conveying the premises commonly known as 17th Avenue and Cermak Road, Broadview, Illinois and recorded with the Cook County Recorder of Deeds on October 14, 1994 as Document No.94883476 and securing the real estate described in Exhibit "A". The Lender's mortgage lien (the "Lien") is insured under mortgage loan Policy No.N941691 dated October 31, 1994 issued by Near North National Title Corporation ("Title Insured"). The Note, Mortgage, and all other documents evidencing or securing the Loan (the "Loan Documents") are hereby incorporated herein by reference.
3. Fees and Costs: By the Lender's execution hereof it has earned a nonrefundable modification fee of \$10,320.30 and payable upon the Borrowers execution and delivery hereof.
4. The Borrowers and Guarantors requested and the Lender has agreed that the terms of the Loan be modified. Accordingly, but subject to the conditions hereinafter provided, the Note and Mortgage (and each of the other Loan Documents to the extent necessary to conform thereto) are hereby amended as follows:
 - (a) The Maturity Date has changed (from October 30, 2001) to March 30, 2005.
 - (b) The Note contract rate is decreased (from 9.0% per annum) to 7.25% per annum.
 - (c) The payment of principal including interest of \$8,992.44 will be due commencing April 30, 1998 and monthly thereafter until maturity. Unless paid prior to maturity, all unpaid principal, cost, expenses, advances and accrued interest shall be due and payable on March 30, 2005, which is the date of maturity.
5. The Borrower hereby warrants to the Lender that the title to the Premises and the priority of the Lien are in the same condition and subject to no exceptions other than as shown in the Loan Policy, except that the real estate taxes are currently paid.

Return to: Lakeside Bank
55 W. Wacker Dr
Chicago, IL 60601
Attn: Donna Reike, LOAN MGR



27.50

6. The foregoing modification shall be effective as of the date hereof, all other provisions of the note, mortgage and all other documents securing the loan shall remain in full force and effect.

Dated this 30th day of March 1998

LENDER:

LAKESIDE BANK

BY: *Stan J. Bochnowski*
STAN J. BOCHNOWSKI

GUARANTORS:

Michael T. Lyon
MICHAEL T. LYON

Stuart P. Levine
STUART P. LEVINE

BORROWER:

BROADVIEW HOLDINGS, INC.

BY: *Theodore Tannebaum*
THEODORE TANNEBAUM

BY: *Michael T. Lyon*
ITS: *President*

BY: *Ataliberto*
ITS: *Asst Secretary*

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
COUNTY OF COOK } SS

I, KATHLEEN A. BEAUCHAMP, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THESSIE L. WILSON who is 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 he signed, sealed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Dated: March 30, 1995

Kathleen A. Beauchamp
NOTARY



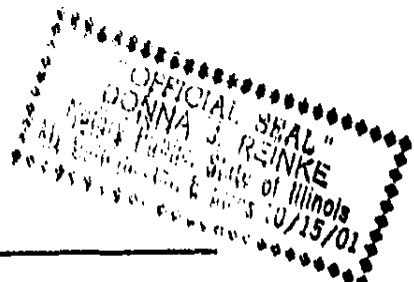
My Commission Expires: _____

STATE OF ILLINOIS)
COUNTY OF COOK } SS

I, DONNA J. REINKE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MICHAEL LYONS who is 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 he signed, sealed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Dated: April 13, 1998

Donna J. Reinke
NOTARY



My Commission Expires: _____

