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This document was prepared by and after recording return to:

Mark W. Burns, Esq.  
Applegate & Thorne-Thomsen  
322 S. Green Street, Suite 412  
Chicago, IL 60607

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9045/0145 27 001 Page 1 of 10  
1999-01-15 14:03:42  
Cook County Recorder 39.00

Property of Cook County Office

FIRST AMENDMENT TO MORTGAGE

This First Amendment to Mortgage is made and entered into as of this 7<sup>th</sup> day of January, 1999, by and between WILLARD SQUARE LIMITED PARTNERSHIP, an Illinois limited partnership by its General Partner, TACH Willard Square Development Corporation whose address is 180 North LaSalle Street, Suite 2225, Chicago, Illinois 60601 (the "Mortgagor") and the PRAIRIE MORTGAGE COMPANY, an Illinois corporation (the "Mortgagee").

Recitals:

- A. The Mortgagor has executed and delivered to the Mortgagee a certain Mortgage dated October 1, 1996 (the "Mortgage") recorded October 25, 1996 as Document No. 96818101 in the Office of the Recorder of Deeds of Cook County, Illinois, encumbering that certain real estate more particularly described in Exhibit A hereto (the "Real Estate") as pertains to that certain multifamily housing development known as Willard Square Apartments, Chicago, Illinois, HUD Project No. 071-32131.
- B. Mortgagor has reconfigured the property boundary between Parcel 6 and Parcel 8 so identified in Exhibit A attached hereto and desires to amend the legal description of Parcel 6 and Parcel 8 of the Real Estate to conform to the legal description of Parcel 6 and Parcel 8 as set forth in Exhibit A-1 attached hereto, and the Mortgagee has agreed to such amendment.
- C. The Mortgagor has further executed and delivered to the Mortgagee certain collateral documents required by the Mortgagee and the Secretary of Housing and Urban Development (the "Secretary") with respect to the Secretary's endorsement of the Mortgage Notes secured by the Mortgage for mortgage insurance under Section 220 of the National Housing Act, as amended, including but not limited to: (i) Security

Box 430

Agreement, (ii) Financing Statements recorded October 25, 1996 as Document No. 96U13457 in the Office of the Recorder of Deeds of Cook County, Illinois, (iii) Financing Statement filed with the Illinois Secretary of State, (iv) Building Loan Agreement, and (v) Construction Loan Escrow and Disbursement Agreement, Escrow No. 208435 (collectively all such collateral documents which refer to the Real Estate are collectively called the "HUD Documents").

D. Mortgagor has heretofore included in the legal description set forth in Exhibit A an easement Parcel 19, for access which has been subsequently dedicated to the City of Chicago for a public alley by Plat of Dedication For Public Alley recorded September 29, 1998, as document No. 98868987 in the Recorder's Office, Cook County, Illinois.

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties do agree as follows:

1. The legal descriptions set forth in the Mortgage of Parcel 6 and Parcel 8 so identified on Exhibit A attached hereto are hereby amended by deleting such legal descriptions of Parcel 6 and Parcel 8 from Exhibit A to the Mortgage and substituting in lieu thereof the legal descriptions of Parcel 6 and Parcel 8 as shown on Exhibit A-1 attached hereto. The reference to Parcel 19 in Exhibit A is hereby deleted.
2. All HUD Documents which have incorporated the reference to the Real Estate by the legal description set forth in Exhibit A attached hereto are hereby amended by deleting the legal descriptions of Parcel 6 and Parcel 8 as shown on Exhibit A and substituting in lieu thereof the legal descriptions of Parcel 6 and Parcel 8 as shown on Exhibit A-1 attached hereto. All references to Parcel 19 in the HUD Documents are hereby deleted.
3. Except as amended herein, the Mortgage and HUD Documents shall be and remains in full force and effect.

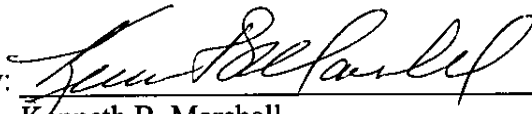
In witness whereof the parties hereto have caused this instrument to be executed as of the date first above written.

WILLARD SQUARE LIMITED PARTNERSHIP  
An Illinois limited partnership

By: TACH Willard Square Development Corporation,  
An Illinois not-for-profit corporation,  
Its General Partner

By: Ralph Brown  
Ralph Brown  
Its President

# UNOFFICIAL COPY

By:   
Kenneth B. Marshall  
President

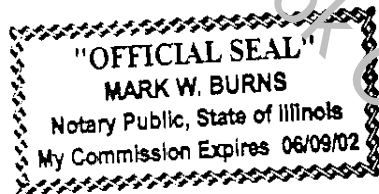
#4428 v2 - First Amendment to Mortgage

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY that Kenneth B. Marshall personally known to me to be the President of Prairie Mortgage Company, an Illinois corporation (the "Company") and 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 as such President, he signed and delivered the said instrument pursuant to authority, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of January, 1999.



*Mark Burns*

Notary Public

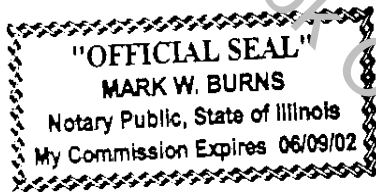
(SEAL)

County Clerk's Office

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a notary public in and for the County and State aforesaid, DO HEREBY CERTIFY that Ralph Brown personally known to me to be the President of TACH Willard Square Development Corporation, an Illinois not-for-profit corporation (the "Company") the general partner of Willard Square Limited Partnership, and 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 as such President, he signed and delivered the said instrument pursuant to authority, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15<sup>th</sup> day of January, 1999.



Mark Burns  
Notary Public

(SEAL)

County Clerk's Office

**EXHIBIT A  
WILLARD SQUARE  
LEGAL DESCRIPTION**

**Parcel 1**

Lots 6 and 7 in Block 1 in the Subdivision of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4843-45 S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-211-017

**Parcel 2**

Lots 8 and 10 in Block 1 in the Subdivision of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4851-53 S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-211-019 and 20-10-211-020

**Parcel 3**

Lots 11 and 12 in Block 1 in the Subdivision of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 600-12 E. 49th St., Chicago, IL  
P.I.N.: 20-10-211-021

**Parcel 4**

The North 25.00 feet of Lot 1 in Block 1 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4900 Block S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-219-001

**Parcel 5**

Lot 1, except the North 25.00 feet thereof, and the North 1/2 of Lot 2 in Block 1 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4900 Block S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-219-001

**Parcel 6 (including open space)**

The South 1/2 of Lot 2, all of Lot 3 and the North 1/2 of Lot 4, all in Block 1 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4900 Block S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-219-001

**Parcel 7**

Lot 8 in Roberts' Subdivision of part of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4914-16 S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-218-035

**Parcel 8**

The South 1/2 of Lot 4 in Block 1 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4900 Block S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-219-001

**Parcel 9**

Lot 5 in Block 1 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4900 Block S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-219-001

**Parcel 10**

Lot 6 in Block 1 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4900 Block S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-219-001

**Parcel 11**

Lot 7 in Block 1 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4900 Block S. St. Lawrence Avenue, Chicago, IL  
P.I.N.: 20-10-219-001

**Parcel 12**

Lot 3 in Block 2 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4911-13 S. Champlain Avenue, Chicago, Illinois  
P.I.N.: 20-10-220-002 and 20-10-220-003

**Parcel 13**

Lot 16 in Block 1 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 4940-42 S. Champlain Avenue, Chicago, IL  
P.I.N.: 20-10-219-014

**UNOFFICIAL COPY****Parcel 14**

The North 1/2 of Lot 5 (except that part taken for St. Lawrence Avenue) (lying West of the East 173.83 feet thereof) in Lavinia and Company's Subdivision of Garden and Cottage Lots of the South 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 600 Block E. 50th Street, Chicago, IL  
 P.I.N.: 20-10-225-001  
 20-10-225-002

**Parcel 15**

The West 50 feet of the East 173.83 feet of the North 1/2 of Lot 5 in Lavinia and Company's Subdivision of Garden and Cottage Lots of the South 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 600 Block E. 50th Street, Chicago, IL  
 P.I.N.: 20-10-225-002  
 20-10-225-003

**Parcel 16**

The East 49.75 feet of the North 1/2 of Lot 5 in Lavinia and Company's Subdivision of Garden and Cottage Lots of the South 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 619-21 E. 50th Street, Chicago, IL  
 P.I.N.: 20-10-225-005

**Parcel 17**

Lots 1 and 2 in Merrill's Subdivision of Lot 4 in Lavinia and Company's Subdivision of Garden and Cottage Lots in the South 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 647-49 E. 50th Street, Chicago, IL  
 P.I.N.: 20-10-226-006 (Lot 1)  
 20-10-226-005 (Lot 2)

**Parcel 18**

Lots 1 and 2 in the Subdivision of Lot 2 in Lavinia and Company's Subdivision of Garden and Cottage Lots of the South 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Address: 711-13 E. 50th Street, Chicago, IL  
 P.I.N.: 20-10-226-015



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## Parcel 19

Easement for the benefit of Parcels 4, 5, 6, 8, 9, 10 and 11, over the following property, created by Declaration of Easements executed by Willard Square Limited Partnership, an Illinois limited partnership, dated October 1, 1996, and recorded in the office of the Cook County Recorder on the date of recording of this document:

The 16 foot wide heretofore vacated alley lying West of the West line of Lots 19 to 24, inclusive, lying East of the East line of Lots 1 to 6, inclusive, lying North of the Westerly extension of a line 16 feet North of and parallel with the South line of the North 1/2 of Lot 19 and lying South of the Westerly extension of the North line of Lot 24, all in Block 1 in Washington Park Subdivision of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 20-10-219-001  
20-10-219-019  
20-10-219-020

Address: 4915 S. St. Lawrence Avenue, Chicago, Illinois  
4914 S. Champlain Avenue, Chicago, Illinois

Property of Cook County Clerk's Office

EXHIBIT A-1

PARCEL 6:

The South  $\frac{1}{2}$  of Lot 2, all of Lot 3 and the North 20.00 feet of Lot 4, all in Block 1 in Washington Park Subdivision of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

PARCEL 8:

Lot 4, except the North 20.00 feet thereof, in Block 1 in Washington Park subdivision of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office