

PREPARED BY:



99105856

RECORD AND RETURN TO:  
THE NORTHERN TRUST COMPANY  
ATTN: HOME LOAN CENTER; B-A  
50 SOUTH LA SALLE STREET  
CHICAGO, ILLINOIS 60675

MORTGAGE MODIFICATION AGREEMENT

5516315

This Mortgage Modification Agreement ("this Agreement") dated as of **NOVEMBER 1, 1998** is by, between and among **AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO AS SUCCESSOR TO FIRST CHICAGO TRUST COMPANY OF ILLINOIS SUCCESSOR TO BANK OF RAVENSWOOD AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1978 AND KNOWN AS TRUST NUMBER 25-3330** (the foregoing party(ies), individually and collectively, "Borrower") and **THE NORTHERN TRUST COMPANY** ("Lender").

WHEREAS, Lender has made a mortgage loan (the "Loan") to Borrower in the principal amount of \$ **1,540,000.00**, reduced by payments to a current principal balance of \$ **1,481,483.74**, and Borrower has executed and delivered to Lender a note evidencing the Loan (the note, together with any and all riders and attachments thereto, as and if previously modified or amended, the "Existing Note") dated **SEPTEMBER 13, 1995**;

WHEREAS, Borrower has executed and delivered to Lender a mortgage (the mortgage, together with any and all riders and attachments thereto, as and if previously modified or amended, the "Mortgage") dated **SEPTEMBER 13, 1995** and recorded in the Office of the Recorder of Deeds of **COOK COUNTY, ILLINOIS**, on **SEPTEMBER 21, 1995** as Document Number **95838494**, which Mortgage secures the Existing Note and conveys and mortgages real estate located at **1515 NORTH STATE PARKWAY, CHICAGO** in **COOK COUNTY, ILLINOIS**, legally described on Exhibit A attached hereto and identified by Pin Number: **17-03-100-005** (together with all fixtures and improvements thereon, the "Property").

WHEREAS, Lender represents that it is the owner and holder of the Existing Note, and Borrower represents that it is the owner of the Property and that there are no liens (except for taxes not yet due) or mortgages on the Property, except any in favor of Lender and any junior mortgage subordinated to the Mortgage of which Lender has knowledge; and

WHEREAS, the parties hereto wish to modify the terms of the Loan so that the terms of the Existing Note, as previously documented and disclosed by Lender, are replaced with the terms of that note (together with the terms of any and all riders and attachments thereto) dated the date of this Agreement, attached hereto as Exhibit B which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **NOVEMBER 1, 2005**, and such note incorporated herein by reference (such note together with all such riders and attachments, the "Replacement Note"), as such terms have been disclosed in the disclosures given to Borrower by Lender in contemplation of this modification;

0270 ADD 182058 1/10 W. FAYMEN 0301

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BOX 333-CTI

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee and undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility shall be assumed by or shall at any time be asserted or enforced against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO AS SUCCESSOR TO FIRST CHILTRUST COMPANY OF ILLINOIS SUCCESSOR OF RAVENSWOOD AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1978 AND KNOWN AS TRUSTEE OF TRUST PROPERTY

- IN WITNESS WHEREOF, the parties hereto have duly executed and delivered this Agreement as of the day and year first above written.
- The recitals (whereas clauses) above are hereby incorporated herein by reference.
  - As a condition of Lender modifying the terms of the Loan, Borrower agrees to execute this Agreement, the Replacement Note, relevant riders, attachments and disclosures, and such other documents and instruments as Lender may request from time to time (collectively, the "Replacement Documents").
  - The Existing Note is hereby amended, restated, renewed and replaced in its entirety by the Replacement Note, which Replacement Note shall be in the principal amount of \$ 1,491,483.74 . Any and all accrued unpaid interest and other amounts owing under the Existing Note shall be deemed outstanding and payable under the Replacement Note. If this Agreement is being used to convert an Adjustable Rate Note to a Fixed Rate Note or a Balloon Note, from and after the date hereof, any Adjustable Rate Rider to the Mortgage shall cease to be of any effect. If this Agreement is being used to convert a Balloon Note to a Fixed Rate Note or an Adjustable Rate Note, from and after the date hereof, any Balloon Rider to the Mortgage shall cease to be of any effect.
  - Reference in the Mortgage and related documents to the "Note" and riders and attachments thereto shall, from and after the date hereof, be deemed references to the Replacement Note.
  - Upon receipt of the Replacement Note, the Lender shall return the Existing Note to Borrower marked "Renewed by Note dated NOVEMBER 1, 1998" (date of Replacement Note).
  - Borrower hereby agrees and confirms that (i) the Replacement Note, as an amendment, restatement, renewal and replacement of the Existing Note, is and shall be a continuing obligation of Borrower to Lender, and (ii) the lien of the Mortgage shall secure the Replacement Note to the same extent as if the Replacement Note were set forth and described in the Mortgage.
  - The parties hereto further agree that all of the provisions, stipulations, powers and covenants in the Mortgage shall stand and remain unchanged and in full force and effect and shall be binding upon them except as changed or modified in express terms by the Replacement Documents.
  - This Agreement and any document or instrument executed in connection herewith shall be governed by and construed in accordance with the internal laws of the State of Illinois, and shall be deemed to have been executed in such State. Unless the context requires otherwise, wherever used herein the singular shall include the plural and vice versa, and the use of one gender shall also denote the others. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their heirs, executors, personal representatives, successors and assigns, except that Borrower may not transfer or assign its rights or interest hereunder without the prior written consent of Lender. Terms not otherwise defined herein shall have the meaning given to them in the Replacement Documents and Mortgage.
  - A land trustee executing this Agreement does not make the representations and warranties above relating to the balance of the Loan or the presence or absence of liens on the Property. The land trustee's waiver attached hereto (if applicable) is hereby incorporated herein by reference.

1998-11-01

LAND TRUSTEE  
(if applicable):

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF  
COUNTY OF

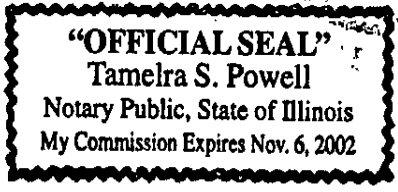
I, Tamelra S Powell a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GREGORY S. KASPRZYK a(n) VICE PRESIDENT (title) of American National Bank and Trust Company of Chicago

who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President (title), appeared before me this day in person and acknowledged that (s)he signed and delivered the said instrument as his/her free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 3 day of December.

(SEAL)

Tamelra S. Powell  
Notary Public



Clerk's Office

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 18 1/2 FEET OF LOT 28 AND THE SOUTH 11 1/2 FEET OF LOT 29  
IN BLOCK 2 IN THE CATHOLIC BISHOP OF CHICAGO LAKE SHORE DRIVE  
ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 18.83 CHAINS OF  
FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Common Address of Property:**

1515 North State Parkway  
Chicago, Illinois 60610

**Permanent Tax Identification Number**

17-03-100-005-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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STATE OF )  
COUNTY OF )

I, \_\_\_\_\_ a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_,

who is/are personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument appeared before me and acknowledged that (s)he/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_.

(SEAL)

\_\_\_\_\_  
Notary Public

*Marjorie Truschke*  
By: Marjorie Truschke  
Its: Vice President

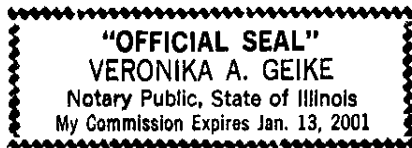
STATE OF Illinois )  
COUNTY OF DuPage )

I, Veronika A. Geike a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marjorie Truschke a(n) Vice President (title) of The Northern Trust Company,

who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President (title), appeared before me this 13th day in person and acknowledged that (s)he signed and delivered the said instrument as his/her free and voluntary act; and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of November 1998.

(SEAL)



*Veronika A. Geike*  
\_\_\_\_\_  
Notary Public