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4253/0254 03 001 Page 1 of 7
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Cook County Recorder 33.00



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PREPARED BY:
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FOURTH MODIFICATION AGREEMENT

THIS FOURTH MODIFICATION AGREEMENT is entered into as of March 15, 1999 by and between Ridge-Torrence I, L.L.C., an Illinois limited liability company, whose address is c/o Preferred Development, Inc., 141 W. Jackson, Suite 3803, Chicago, IL 60602 ("Mortgagor") and CF Lender, L.L.C., an Illinois limited liability company, whose address is Two N. LaSalle Street, Suite 800, Chicago, IL 60602 ("Mortgagee").

WITNESSETH:

WHEREAS, Mortgagor has executed and delivered to Mortgagee a promissory note ("Note") dated October 20, 1998 in the principal sum of Three Million Three Hundred Thousand and no/100 Dollars (\$3,300,000.00); and

WHEREAS, payment of the Note is secured by that certain mortgage dated October 20, 1998 and recorded on October 30, 1998 as Document No. 98980938 in the Office of the Recorder of Deeds of Cook County, Illinois, as modified by a Modification Agreement dated as of October 30, 1998 and recorded on November 6, 1998 as Document No. 08005460, and as further modified by a Second Modification Agreement dated as of November 12, 1998 and recorded November 19, 1998 as Document No. 08046088 in the Office of the Recorder of Deeds of Cook County, Illinois, and as further modified by a Third Modification Agreement dated as of January 13, 1999 and recorded FEB 8, 1999 in the Office of the Recorder of Deeds of Cook County, Illinois which Mortgagee encumbers the real property legally described in **EXHIBIT A** attached hereto (the "Premises") (collectively, the "Mortgage"); and

BOX 333-CTI

WHEREAS, payment of the Note is further secured by that certain assignment of rents dated October 20, 1998 and recorded on October 30, 1998 as Document No. 98980939 in the Office of the Recorder of Deeds of Cook County, Illinois, as modified by a Modification Agreement dated as of October 30, 1998 and recorded on November 6, 1998 as Document No. 08005460 in the Office of the Recorder of Deeds of Cook County, Illinois and as further modified by a Second Modification Agreement dated as of November 12, 1998 and recorded on November 19, 1998 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 08046088 and as further modified by a Third Modification Agreement dated as of January 13, 1999 and recorded on FEBRUARY 8, 1999 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 99131486 (collectively, the "Assignment of Rents") which Assignment of Rents encumbers the Premises;

WHEREAS, Mortgagee is the legal owner and holder of the Note, the Mortgage and the Assignment of Rents, and

WHEREAS, Mortgagor wishes to secure the obligations of Wolf-Foundry, L.L.C., an Illinois limited liability company ("Debtor") to Mortgagee with the lien of the Mortgage and Assignment of Rents.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration the receipt whereof is hereby acknowledged, Mortgagor and Mortgagee agree that the Mortgage and the Assignment of Rents shall be and are hereby modified as follows:

1. **Recitals.** The Recitals set forth above are incorporated herein as though fully set forth herein.
2. **Note.** The term "Note" as used in the Mortgage and Assignment of Rents shall be deemed to include that certain promissory note dated March 15, 1999 executed by Wolf-Foundry, L.L.C. made payable to CF Lender, L.L.C. in the original principal amount of Two Million Nine Hundred Thirty Thousand and no/100 Dollars (\$2,930,000.00).
3. Except as modified herein, the Mortgage and Assignment of Rents shall remain unmodified and in full force and effect.

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IN WITNESS WHEREOF, the parties hereto have caused this Fourth Modification Agreement to be executed as of the day and year first above written.

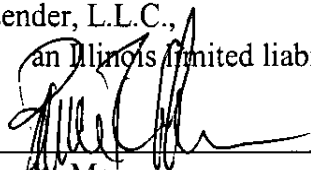
MORTGAGOR:

Ridge-Torrence I, L.L.C.,
an Illinois limited liability company

By:  _____
Its Manager

MORTGAGEE:

CF Lender, L.L.C.,
an Illinois limited liability company

By:  _____
Its Manager

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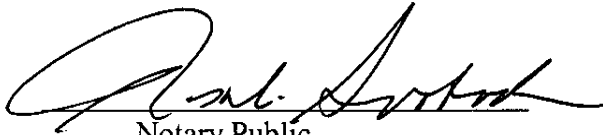
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ROSALIE SVOBODA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____ of **Ridge-Torrence I, L.L.C.**, an Illinois limited liability company, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such _____, (s)he signed and delivered the said Instrument of writing as _____ of said limited liability company, as his/her free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of MARCH, 1999.


Notary Public

My Commission Expires: _____



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, ROSALIE SVOBODA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRUCE COHEN, personally known to me to be the MANAGER of CF Lender, L.L.C., an Illinois limited liability company, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such _____, (s)he signed and delivered the said Instrument of writing as AS of said limited liability company, as his/her free and voluntary act and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29th day of MARCH, 1999.

Rosalie Svoboda
Notary Public

My Commission expires: _____
"OFFICIAL SEAL"
ROSALIE SVOBODA
Notary Public, State of Illinois
My Commission Expires 11/22/00

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STREET ADDRESS: RIDGE & TORRENCE
CITY: LANSING
TAX NUMBER: 30-31-119-049-0000

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COUNTY: COOK

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LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 275 FEET OF LOT 4 (EXCEPT THE SOUTH 125.00 FEET), (EXCEPT THE EAST 8 FEET FALLING IN THE NORTH 100 FEET OF THE SOUTH 275 FEET) AND (EXCEPT THE WEST 33.00 FEET USED FOR STREET) IN OWNERS SUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST 10.0 CHAINS; THENCE NORTH 9.0 CHAINS; THENCE NORTHWESTERLY TO A POINT 10.0 CHAINS NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 10.0 CHAINS TO THE POINT OF BEGINNING, ACCORDING TO PLAT THEREOF RECORDED JANUARY 29, 1883, AS DOCUMENT 445797 IN BOOK 17 PAGE 86, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 92.00 FEET OF THE SOUTH 125.00 FEET (EXCEPT THE WEST 33 FEET USED FOR STREET) OF LOT 4 IN OWNERS SUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST 10.0 CHAINS; THENCE NORTH 9.0 CHAINS; THENCE NORTHWESTERLY TO A POINT 10.0 CHAINS NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 10.0 CHAINS TO THE POINT OF BEGINNING, ACCORDING TO PLAT THEREOF RECORDED JANUARY 29, 1883, AS DOCUMENT 445797 IN BOOK 17 PAGE 86, IN COOK COUNTY, ILLINOIS.

(EXCEPTING THEREFROM THAT PART LYING SOUTHWESTERLY OF LINE "A" DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN A LINE WHICH IS 33.00 FEET EASTERLY OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST 1/4, SAID POINT BEING 125.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG SAID PARALLEL LINE FOR A DISTANCE OF 52.00 FEET TO A POINT, BEING THE POINT OF BEGINNING OF LINE "A"; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT LYING IN A LINE WHICH IS 33.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, SAID POINT BEING 73.00 FEET EASTERLY (AS MEASURED ALONG SAID PARALLEL LINE) OF THE SAID WESTERLY LINE OF SAID NORTHWEST 1/4), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 (EXCEPT THE SOUTH 275.00 FEET) (EXCEPT THE EAST 8 FEET FALLING IN THE NORTH 100 FEET OF THE SOUTH 275 FEET) AND (EXCEPT THE WEST 33.00 FEET USED FOR STREET) IN OWNERS SUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST 10.00 CHAINS; THENCE NORTH 9.0 CHAINS; THENCE NORTHWESTERLY TO A POINT 10.0 CHAINS NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 10.0 CHAINS TO THE POINT OF BEGINNING, ACCORDING TO PLAT THEREOF RECORDED JANUARY 29, 1883, AS DOCUMENT 445797 IN BOOK 17 PAGE 86, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 2.41 1/4 CHAINS OF THE SOUTH 5.41 2/3 CHAINS OF LOT 3 (EXCEPT THE WEST 158 FEET OF THE SOUTH 183 FEET THEREOF AND ALSO EXCEPTING THEREFROM THE WEST 8 FEET OF SAID TRACT) IN OWNERS SUBDIVISION OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THE EAST 8 FEET OF THE NORTH 50 FEET OF THE SOUTH 275 FEET AND THE EAST 8 FEET OF THE NORTH 50 FEET OF THE SOUTH 225 FEET OF LOT 4 IN OWNERS SUBDIVISION DESCRIBED AS FOLLOWS: BEGINNING AT THE

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SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST 10.0 CHAINS; THENCE NORTH 9.0 CHAINS; THENCE NORTHWESTERLY TO A POINT 10.0 CHAINS NORTH OF THE POINT OF BEGINNING; THENCE SOUTH 10.0 CHAINS TO THE POINT OF BEGINNING ACCORDING TO PLAT THEREOF RECORDED JANUARY 29, 1883 AS DOCUMENT 445797 IN BOOK 17 PAGE 86 IN COOK COUNTY, ILLINOIS

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