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Cook County Recorder 33.50

**SECOND AMENDMENT TO
ARTICLES OF AGREEMENT
FOR DEED**



00445635

* LaSalle Bank National Association,
successor trustee to

This Second Amendment ("Second Amendment") to Articles of Agreement for Deed ("Articles") is entered into this 16th day of May, 2000, by and between Kevin Gratkowski ("Gratkowski"), Project 673 Limited Partnership, an Illinois Limited Partnership (the "Limited Partnership"), Marilyn Lieberman and Ben Lieberman (collectively the "Beneficiaries"), *American National Bank and Trust Company of Chicago not personally but as trustee under Trust Agreement dated October 1, 1980 and known as Trust No. 51064 ("Trustee I") and *LaSalle National Bank, Successor Trustee to LaSalle National Trust N.A. Successor to Exchange National Bank of Chicago not personally but as trustee under Trust Agreement dated July 6, 1981 and known as Trust No. 10-38776-09 ("Trustee II") (the Beneficiaries, Trustee I and Trustee II are hereinafter sometimes referred to collectively as the "Seller").

* LaSalle Bank National Association,
formerly known as _____

RECITALS

WHEREAS, Gratkowski and Seller entered into the Articles dated December 17, 1993, which were recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 03064556 in connection with the property legally described on the attached Exhibit A. The Articles were subsequently amended by an Amendment to Articles of Agreement for Deed dated October 21, 1998, which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Doc. No. 08168946; and

WHEREAS, the Buyer and Seller now desire to further amend the Articles, as previously amended to reflect that Gratkowski's interest thereunder, as Buyer, has been assigned to the Limited Partnership subject to the consent of the Beneficiaries as may be required by the Articles, as amended, evidenced by the Beneficiaries' execution of this Second Amendment; and

WHEREAS, Gratkowski shall personally guaranty to the Beneficiaries the repayment obligations under Section 2 of the Articles, as amended by separate guaranty to be executed by Gratkowski contemporaneously with his execution of this Second Amendment.

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NOW THEREFORE, in consideration of the mutual covenants and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The foregoing Recitals are incorporated herein by this reference as though fully set forth.

2. The Limited Partnership shall be deemed the "Buyer" under the Articles, as amended and the Limited Partnership shall be substituted for Gratkowski as the "Buyer" hereunder. Gratkowski and the Limited Partnership, each, represent and warrant to the Beneficiaries that: Gratkowski is the owner of 100% of the membership interest in Projects LLC, a single member Illinois limited liability company; Projects LLC is the General Partner of the Limited Partnership (which in turn holds a 40% interest in the Limited Partnership); Gratkowski also owns a 30% interest in the Limited Partnership as a limited partner; and, Fred Grimes holds the remaining 30% interest in the Limited Partnership, as a limited partner.

3. Gratkowski shall contemporaneously with the execution of the Second Amendment, execute and deliver to the Beneficiaries a separate, written guaranty of the repayment obligations under Section 2 of the Articles, as amended.

4. All other provisions of the Articles not specifically amended hereunder shall remain in full force and effect.

5. The parties acknowledge that Buyer shall have the right to record this Second Amendment with the Office of the Recorder of Deeds of Cook County, Illinois.

The foregoing is hereby accepted, acknowledged, consented and agreed to as of the date first set forth above.

SELLER:

Beneficiaries:

Kevin Gratkowski
KEVIN GRATKOWSKI

Marilyn Lieberman
MARILYN LIEBERMAN

Ben Lieberman
BEN LIEBERMAN

BUYER:

Project 673 Limited Partnership, an Illinois Limited Partnership

Trustee I: LaSalle Bank National Association, successor trustee to American National Bank and Trust Company of Chicago not personally, but as trustee under Trust Agreement dated October 1, 1980 and known as Trust No. 51064

By: Projects LLC, an Illinois Limited Liability Company, its General Partner

By: Kevin Gratkowski
KEVIN GRATKOWSKI, its sole Member

By: Erin Hiji
Trust Officer

Attest: Erin Hiji
Assistant Secretary
LaSalle Bank National Association, formerly known as

Trustee II: LaSalle National Bank, Successor Trustee to LaSalle National Trust N.A., Successor to Exchange National Bank of Chicago not personally, but as trustee under Trust Agreement dated July 6, 1981 and known as Trust No. 10-38776-09

By: Erin Hiji
Trust Officer

Attest: Erin Hiji
Assistant Secretary
LaSalle Bank National Association
Bylaws

on behalf of Tr # 51064 + Tr # 10-38776-09

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 are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 23RD day of MAY, 2000, by Kevin Gratkowski.



[Signature]
Notary Public in and for
The State of ILLINOIS

STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 23RD day of MAY, 2000, by Kevin Gratkowski, the sole Member of Projects LLC, the General Partner of 673 Limited Partnership, an Illinois Limited Partnership.



[Signature]
Notary Public in and for
The State of ILLINOIS

STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 16th day of MAY, 2000, by Marilyn Lieberman.

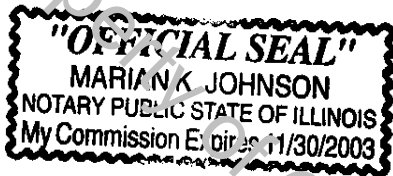


[Signature]
Notary Public in and for
The State of ILLINOIS

STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 16th day of May, 2000, by Ben Lieberman.

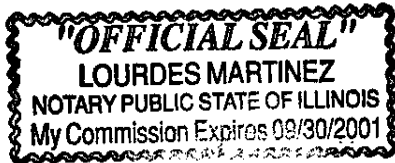
Marian K Johnson
Notary Public in and for
The State of ILLINOIS



STATE OF ILLINOIS)
)
COUNTY OF COOK)

† LaSalle Bank National Association,
successor trustee †

This instrument was acknowledged before me on the 15th day of June, 2000, by EVA HIGI, the TRUST OFFICER ~~President~~ Assistant Secretary of *AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee aforesaid and not personally.



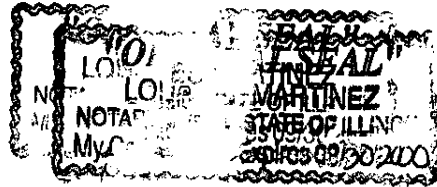
Lourdes Martinez
Notary Public in and for
The State of ILLINOIS

STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 15th day of June, 2000, by EVA HIGI, the ~~TRUST OFFICER~~ President and ~~Assistant Secretary~~ of LASALLE NATIONAL BANK, as Successor Trustee aforesaid and not personally. LaSalle Bank National Association, formerly known as



[Handwritten Signature]
Notary Public in and for
The State of ILLINOIS



Prepared by and upon recording,
mail to:
David J. Kendle, Esq.
FISCHER, KENDLE & WAHLERS
221 N. LaSalle Street, Suite 3410
Chicago, Illinois 60601

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EXHIBIT A - LEGAL DESCRIPTION

PARCEL A:

LOT 3 IN BLOCK 1 IN RIDGELY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 5-9-11-12-14-15 AND 16 IN THE ASSESSOR DIVISION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 17 08 220 018

PARCEL B:

THAT PART OF LOT 4 WHICH LIES EAST OF THE SOUTHEASTERLY LINE OF LOT 4 EXTENDED NORTHEASTERLY TO THE NORTH LINE OF LOT 4 IN BLOCK 1 IN RIDGELY'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS/

PIN: 17 08 220 017

COMMONLY KNOWN AS: 673 NORTH MILWAUKEE, CHICAGO, ILLINOIS

Property of Cook County Clerk's Office