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Cook County Recorder 29.00



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MODIFICATION OF NOTE AND MORTGAGE

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WHEREAS, PARK RIDGE COMMUNITY BANK ("Lender"), has loaned to Cheryl A. Karowsky F/K/A Cheryl A. Roberts and Douglas M. Karowsky, HER HUSBAND (herein referred to as "Borrower"), the sum of TWENTY-FIVE THOUSAND AND 00/100THS DOLLARS (\$25,000.00), (the "Loan") made payable to lender and delivered, as evidenced by a Credit Agreement dated April 13, 2000, (the "Note"), and secured by a Mortgage dated April 13, 2000 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 00274197 covering the following described premises:

UNIT NO. 2200-102C IN THE GALLERY OF PARK RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN OAKTON SCHOOL RESUBDIVISION OF VARIOUS LOTS, PARCELS AND VACATED ALLEYS IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3232248 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-27-200-053-1002

Common Address: 2200 Bouterse Street, #102 Park Ridge, IL 60068

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

1. The unpaid principal balance of the Note is currently TWENTY THOUSAND ONE HUNDRED NINETY-NINE AND 89/100ths DOLLARS (\$20,199.89)

OK initials

D.K.

BOX 333-CTI

2. The Borrower has requested, and the Lender has agreed to increase the Credit Limit from Twenty-Five Thousand and 00/100ths Dollars (\$25,000.00) to Thirty Thousand and 00/100ths Dollars (\$30,000.00) under the terms and conditions of the loan.

3. See Exhibit "A" attached hereto and made a part hereof for information regarding Finance Charges and your Annual Percentage Rate.

4. All other terms and conditions of the Note and the aforesaid Mortgage are hereby incorporated by reference herein and in all respects the Note and Mortgage, and all other documents executed pursuant to the Loan, except as hereby modified, shall remain unchanged and continue in full force and effect.

5. Borrower represents and warrants that (a) there has been no default under the Note, Mortgage or any other Loan document, nor has there been an event, which is continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Borrower, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally, or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

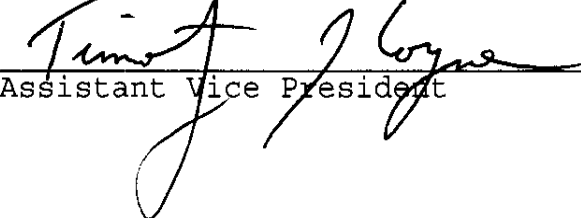
6. Borrower, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note and the Mortgage.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 1ST day of September, 2000.

PARK RIDGE COMMUNITY BANK



Executive Vice President



Assistant Vice President

CK initials
D.K.

EXHIBIT "A"

When FINANCE CHARGES Begin to Accrue. Periodic FINANCE CHARGES for credit advances under your Credit Line will begin to accrue on the date credit advances are posted to your Credit Line. There is no "free ride period" which would allow you to avoid a FINANCE CHARGE on your Credit Line credit advances.

Method Used to Determine the Balance on Which the FINANCE CHARGE Will Be Computed. A daily FINANCE CHARGE will be imposed on all credit advances made under your Credit Line imposed from the date of each credit advance based on the "average daily balance" method. To get the average daily balance we take the beginning balance of your Credit Line Account each day, add any new advances and subtract any payments or credits and any unpaid FINANCE CHARGES. This gives us a daily balance. Then, we add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "average daily balance."

Method of Determining the Amount of FINANCE CHARGE. Any FINANCE CHARGE is determined by applying the "Periodic Rate" to the balance described above. Then we multiply by the number of days in the billing cycle. This is your FINANCE CHARGE calculated by applying a Periodic Rate.

Periodic Rate and Corresponding ANNUAL PERCENTAGE RATE. We will determine the Periodic Rate and the corresponding ANNUAL PERCENTAGE RATE as follows. We start with an independent index, (the "Index"), which is the Wall Street Journal Prime rate as of the 25th of the preceding month. We will use the most recent Index value available to us as of the date of any ANNUAL PERCENTAGE RATE adjustment. The Index is not necessarily the lowest rate charged by us on our loans. To determine the Periodic Rate that will apply to your account, we add a margin to the value of the Index, then divide the value by the number of days in a year (daily). To obtain the ANNUAL PERCENTAGE RATE we multiply the Periodic Rate by the number of days in a year (daily). This result is the ANNUAL PERCENTAGE RATE. The ANNUAL PERCENTAGE RATE includes only interest and no other costs.

The Periodic Rate and the corresponding ANNUAL PERCENTAGE RATE on your Credit Line will increase or decrease as the Index increases or decreases from time to time. Any increase in the Periodic Rate will take the form of higher payment amounts. Adjustments to the Periodic Rate and the corresponding ANNUAL PERCENTAGE RATE resulting from changes in the Index will take effect monthly. In no event will the corresponding ANNUAL PERCENTAGE RATE be more than the lesser of 20.000% or the maximum rate allowed by applicable law. Today the Index is 9.500% per annum, and therefore the initial Periodic Rate and the corresponding ANNUAL PERCENTAGE RATE on your Credit Line are as stated below:

<u>Range of Balance or Conditions</u>	<u>Margin Added to Index</u>	<u>ANNUAL PERCENTAGE RATE</u>	<u>Daily Periodic Rate</u>
All Balances	1.000 %	10.500 %	0.02877 %

Notwithstanding any other provision of this Agreement, we will not charge interest on any undisbursed loan proceeds.

Conditions Under Which Other Charges May be Imposed. You agree to pay all the other fees and charges related to your Credit Line as set forth below:

Returned Items. You may be charged \$15.00 if you pay your Credit Line obligations with a check, draft, or other item that is dishonored for any reason, unless applicable law requires a lower charge or prohibits any charge.

Fee to Stop Payment. Your Credit Line Account may be charged \$15.00 when you request a stop payment on your account.

Late Charges. Your payment will be late if it is not received by us within 14 days of the "Payment Due Date" shown on your periodic

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