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Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 06/28/2003 10:07 AM Pg: 1 of 6

This instrument prepared by and
~~after recording return to:~~

Carole K. Towne, Esq.
GOLDBERG, KOHN, BELL, BLACK,
ROSENBLUM & MORITZ, LTD.
55 East Monroe Street
Suite 3700
Chicago, Illinois 60603
(312) 201-4000

FIRST AMENDMENT TO REAL PROPERTY MORTGAGE (Cook County, Illinois) 5572 Site 18

THIS FIRST AMENDMENT TO REAL PROPERTY MORTGAGE
("Amendment"), made as of May 15, 2003, is made and executed by and between VALLEY
FASTENER GROUP, LLC an Illinois limited liability company ("Mortgagor"), and
LASALLE BUSINESS CREDIT, LLC, successor by merger to LaSalle Business Credit, Inc.
("Lender").

RECITALS

I. Pursuant to the terms of a certain Loan and Security Agreement dated
as of January 9, 2002 (said Loan and Security Agreement, together with all amendments,
supplements, modifications and replacements thereof being hereinafter referred to as the
"Loan Agreement") by and between Lender and Mortgagor, Lender agreed to make loans to
Mortgagor and extend other financial accommodations to Mortgagor in an aggregate
principal amount not to exceed \$8,200,000 (collectively, the "Loans"), consisting of
(i) revolving loans in an aggregate maximum principal amount of \$2,000,000 (the
"Revolving Loans"), (ii) a term loan "A" in the original principal amount of \$4,000,000
("Term Loan A"), and (iii) a term loan "B" in the original principal amount of \$2,200,000
("Term Loan B"). The Loans are secured by a certain Real Property Mortgage dated as of
January 9, 2002 and recorded on January 22, 2002 with the Recorder of Deeds of Cook
County, Illinois as Document No. 0020084276 (the "Mortgage"). A legal description of the
real estate encumbered thereby is attached hereto as **Exhibit A**.

II. Concurrently herewith, the parties hereto are entering into a certain
Waiver and First Amendment to Loan and Security Agreement of even date herewith,
pursuant to which the Revolving Loans are being increased from \$2,000,000, to \$2,500,000
(the "Amended Revolving Loans"). The Amended Revolving Loans are evidenced by an
Amended and Restated Revolving Note of even date herewith in the principal amount of
\$2,500,000 (said Amended and Restated Revolving Note, together with all amendments,
supplements, modifications and full or partial replacements thereof, being hereinafter

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referred to the "Amended Revolving Note"), having a maturity date of January 9, 2005. Accordingly, the maximum principal amount of the Loans is being increased from \$8,200,000 to \$8,700,000 (the "Amended Loans").

III. The parties now wish to amend the Mortgage to secure the Amended Revolving Loans, in addition to all other indebtedness heretofore secured.

AGREEMENTS

1. The Mortgage is hereby amended to secure the Amended Revolving Loans, in addition to all other indebtedness heretofore secured.

2. All references in the Mortgage to the "Loans" shall mean the Amended Loans.

3. All references in the Mortgage to the "Revolving Loans" shall mean the Amended Revolving Loans.

4. All references in the Mortgage to the "Revolving Notes" shall mean the Amended Revolving Notes.

5. Mortgagor hereby acknowledges, agrees and reaffirms that the Mortgage retains a first lien priority on the real estate encumbered by the Mortgage. Mortgagor hereby remakes, reaffirms and ratifies as of the date hereof, all of its representations, warranties, agreements, obligations and undertakings under the Mortgage.

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IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by their duly authorized officers as of the day and year first above written.

MORTGAGOR:

VALLEY FASTENER GROUP, LLC,
an Illinois limited liability company

By
Its Robert J. ...

LENDER:

LASALLE BUSINESS CREDIT, LLC

By
Its Vice President

Property of Cook County Clerk's Office

**AFTER RECORDING, MAIL TO:
CHICAGO TITLE INSURANCE CO.
ATTN: LILIA RODRIGUEZ
171 N. CLARK ST. - MLC: 045P
CHICAGO, IL 60601**


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ACKNOWLEDGMENT

STATE OF)
) SS
 COUNTY OF)

I, Theresa Pappas, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Michael J. Morrisroe, the Secretary and authorized representative off VALLEY FASTENER GROUP, LLC, an Illinois limited liability company, 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 he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 15th day of May, 2003.


 Notary Public

My Commission Expires:

01-21-06



Office

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ACKNOWLEDGMENT

STATE OF Illinois)
) SS
 COUNTY OF Cook)

I, Hilde Campbell, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT Ellen Cook, the Vice President of LASALLE BUSINESS CREDIT, LLC, 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 she signed and delivered said instrument as her own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of June, 2003.

Hilde Campbell
 Notary Public

My Commission Expires:



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EXHIBIT A

Legal Description

THAT PART OF THE SOUTH 1/2 OF FRACTIONAL SECTION 33, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE LYING EAST OF A LINE 460 FEET EAST OF THE EAST LINE OF CORNELL AVENUE AS DEDICATED BY DOCUMENT NUMBER 15459665 RECORDED OCTOBER 15, 1952 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, SOUTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF CORNELL AVENUE THROUGH A POINT ON SAID LINE WHICH IS 878.52 FEET NORTH OF THE SOUTH LINE OF THE NORTH 80 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

THE EAST 1/2 OF THE SOUTHWEST 1/4 TOGETHER WITH THE WEST 10 ACRES OF THE SOUTHEAST FRACTIONAL 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 33 AFORESAID AND NORTHWESTERLY OF A CURVED LINE CONVEX TO THE SOUTH EAST RADIUS OF 265 FEET, SAID CURVED LINE BEING TANGENT TO A LINE FORMING A RIGHT ANGLE WITH THE EAST LINE OF CORNELL AVENUE AT A POINT 618.52 FEET NORTH OF THE SOUTH LINE OF THE NORTH 80 ACRES OF THE TRACT OF LAND ABOVE DESCRIBED AND ALSO TANGENT TO THE EAST LINE OF THE WEST 157.10 FEET OF THE SOUTHEAST FRACTIONAL 1/4 OF SAID SECTION 33, EXCEPTING FROM SAID LAND THE NORTH 30 FEET OF THE WEST 90 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Property Address: 3302 W. Bloomingdale, Melrose Park, Illinois (Cook County)
PIN No.: 12-31-302-028-0000

Property of Cook County Clerk's Office