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FIRST NORTHWEST BANK
234 WEST NORTHWEST HWY
ARLINGTON HTS., IL 60004
847-670-1000 (Lender)



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/16/2003 10:22 AM Pg: 1 of 3

MODIFICATION AND EXTENSION OF MORTGAGE

GRANTOR HALE STREET GROUP, INC. AN ILLINOIS CORPORATION		BORROWER HALE STREET GROUP, INC. AN ILLINOIS CORPORATION	
ADDRESS 341 S. HALE STREET PALATINE, IL 60067		ADDRESS 341 S. HALE STREET PALATINE, IL 60067	
TELEPHONE NO. 847-520-4200	IDENTIFICATION NO. 36-4461604	TELEPHONE NO. 847-520-4200	IDENTIFICATION NO. 36-4461604

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 19TH day of JUNE, 2003, is executed by and between the parties indicated below and Lender.

A. On SEPTEMBER 4, 2002, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note ("Note") payable to Lender in the original principal amount of FOUR HUNDRED THOUSAND AND NO/100 Dollars (\$ 400,000.00), which Note was secured by a Mortgage ("Mortgage") executed by Grantor for the benefit of Lender covering the real property described on Schedule A below ("Property") and recorded in Book _____ at Page _____ Filing date OCTOBER 3, 2002 as Document No. 0021083405 in the records of the Recorder's (Registrar's) Office of COOK County, Illinois. The Note and Mortgage and any other related documents including, but not limited to, a Guaranty dated SEPTEMBER 4, 2002 executed by Guarantor for the benefit of Lender are hereafter cumulatively referred to as the "Loan Documents".

B. The parties have agreed to modify and extend the maturity date of the Note, and it is necessary to provide for a similar modification and extension of the Mortgage. The parties agree as follows:

- (1) The maturity date of the Note is extended to FEBRUARY 4, 2004, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.
- (2) The parties acknowledge and agree that, as of JUNE 19, 2003, the unpaid principal balance due under the Note was \$ 400,000.00, and the accrued and unpaid interest on that date was \$ n/a.
- (3) Grantor represents and warrants that Grantor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below.
- (4) Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified.
- (5) Borrower, Grantor and Guarantor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.
- (6) The Mortgage is further modified as follows:

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SCHEDULE A

LOT 8 IN BLOCK 10 IN ARTHUR T. MCINTOSH AND COMPANY'S PLUM GROVE ROAD DEVELOPMENT IN SECTIONS 22 AND 23, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address of Real Property: 341 S. HALE STREET
PALATINE, IL ILLINOIS

Permanent Index No.(s): 02-23-301-008

SCHEDULE B

Property of Cook County Clerk's Office

GRANTOR: HALE STREET GROUP, INC.
AN ILLINOIS CORPORATION

GRANTOR:

TED G. ARVANITIS
PRESIDENT

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

GRANTOR:

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BORROWER: HALE STREET GROUP, INC.
AN ILLINOIS CORPORATION

BORROWER:

TED G. ARVANITIS
PRESIDENT

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

BORROWER:

GUARANTOR:

GUARANTOR:

GUARANTOR:

GUARANTOR:

LENDER: FIRST NORTHWEST BANK

Earl Goldman SVP
EARL GOLDMAN
SENIOR VICE PRESIDENT

State of Illinois)
County of Cook) ss.

State of Illinois)
County of Cook) ss.

I, undesigned a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Hale Street Group, Inc Ted G. Arvanitis, P. personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes herein set forth.

The foregoing instrument was acknowledged before me this 6/19/03 by Earl Goldman as S.V.P on behalf of the First Northwest Bank

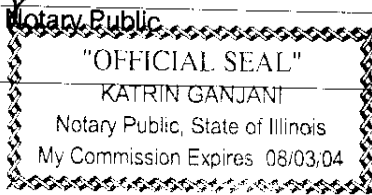
Given under my hand and official seal, this 19th day of June 2003

Given under my hand and official seal, this 19th day of June 2003

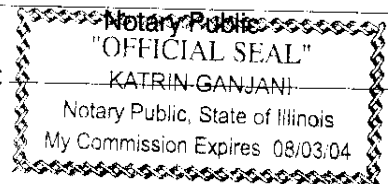
Katrin Ganjani

Katrin Ganjani

Commission expires:



Commission expires:



Prepared by and return to: FIRST NORTHWEST BANK-234 W. NW HWY, ARLINGTON HTS, IL 60004/K.GANJANI