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MORTGAGE SPREADER AGREEMENT

Mortgagor:

Patria Partners, LLC
18110 Dixie Highway, Ste 2N
Homewood, IL 60430

Mortgagee:

Commercial Loan Corporation
2210 Midwest Road
Suite 211
Oak Brook, IL 60523



Doc#: 0326247071
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/19/2003 09:11 AM Pg: 1 of 4

RECORDER'S STAMP

THIS MORTGAGE SPREADER AGREEMENT is made as of September 15, 2003 by and between PATRIA PARTNERS, LLC, an Illinois limited liability company (hereinafter referred to as "Mortgagor") and COMMERCIAL LOAN CORPORATION, an Illinois corporation (hereinafter referred to as "Mortgagee"):

RECITALS:

A. Mortgagee is the owner and holder of that certain Master Mortgage, Assignment of Leases and Rents and Security Agreement made by Mortgagor dated August 1, 2002, and recorded September 9, 2002 with the Cook County Recorder as Document No. 0020984778 (the "Mortgage"), which Mortgage encumbers the real property described therein (the "Property").

B. Mortgagor and Mortgagee desire to spread and extend the Mortgage to encumber the real property described in Exhibit "A" attached hereto and made a part hereof (the "Additional Property") so that, as spread and extended, the Mortgage should encumber all of the Property and the Additional Property.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor and Mortgagee hereby agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by this reference.
2. The lien of the Mortgage is hereby spread and extended to cover, encompass, include and

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encumber the Additional Property with the same force and effect as if the Mortgage had, for valuable consideration, been made, executed, delivered and recorded covering, encompassing, including and encumbering the Additional Property. Accordingly, as spread and extended hereby, the Mortgage covers, encompasses, includes and encumbers all of the Property and the Additional Property.

3. The Mortgage as modified by this Agreement is hereby ratified and confirmed and shall remain in full force and effect.

WITNESS the due execution hereof as of the day and year first above written.

MORTGAGOR:

PATRIA PARTNERS, LLC,
an Illinois limited liability company



BARRY J. MILLER, Manager

MORTGAGEE:

COMMERCIAL LOAN CORPORATION,
an Illinois corporation



PETER M. HUESER, President

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STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

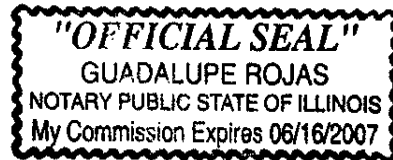
I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that BARRY J. MILLER, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15 day of September, 2003.

Guadalupe Rojas
NOTARY PUBLIC

My Commission Expires:

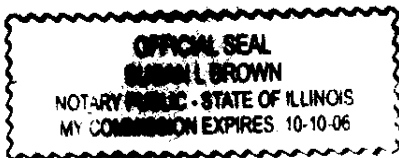
06/16/07



STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that PETER M. HUESER, President of COMMERCIAL LOAN CORPORATION, an Illinois corporation, 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 the said instrument as his own free and voluntary act and as the free and voluntary act of said corporation, as aforesaid for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 15th day of September, 2003.



Susan L. Brown
NOTARY PUBLIC

My Commission Expires:

10/10/06

This document prepared by and after recording return to:

COMMERCIAL LOAN CORPORATION
2210 Midwest Road, Suite 211
Oak Brook, IL 60523

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EXHIBIT "A"

THE NORTH 24 ½ FEET OF THE SOUTH ½ OF LOT 4 (EXCEPT THE WEST 8 FEET THEREOF) IN NASH, RANKIN & GRAY'S SUBDIVISION OF THE SOUTH 27 ACRES OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 20-15-314-046-0000

Commonly Known as: 6208 S. Indiana Ave., Chicago, IL 60637

Property of Cook County Clerk's Office

After recording mail this
document to:

COMMERCIAL LOAN CORPORATION
2210 Midwest Road, Suite 211
Oak Brook, IL 60523