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PULLMAN BANK AND TRUST AMENDMENT TO MORTGAGE AND ASSIGNMENT OF RENTS

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THIS AMENDMENT TO MORTGAGE AND ASSIGNMENT OF RENTS (*this "Amendment"*), dated as of August 1 2004, is made by **LASALLE BANK NATIONAL ASSOCIATION**, formerly known as LaSalle National Trust, N.A., Successor Trustee to LaSalle National Bank, not personally but solely as Trustee under Trust Agreement dated February 2, 1975 and known as Trust number 48560 (*"Mortgagor"*) in favor of **PULLMAN BANK AND TRUST**, whose address is 5100 N. Northwest Highway, Chicago, Illinois 60631 (*herein together with its successors and assigns, including each and every holder of Term Note A, the "Mortgagee"*) and has reference to the following:

WHEREAS, the beneficiaries of Mortgagor are financially interested in **SAFCO CORPORATION** (*"SAFCO"*) and **SAFCO LLC** (*"Company"*) through common ownership and control;

WHEREAS, as security for the repayment of SAFCO's indebtedness to Mortgagee, Mortgagor executed and delivered to Mortgagee that certain Mortgage dated as of December 1, 2003 (*as amended from time to time, the "Mortgage"*) encumbering certain property more particularly described therein, including the real property which is legally described on Exhibit A attached hereto and made a part hereof. The Mortgage was recorded with the Cook County Recorder of Deeds on February 10, 2004 as document number 0404145167;

WHEREAS, as additional security for the repayment of SAFCO's indebtedness to Mortgagee, Mortgagor executed and delivered to Mortgagee that certain Assignment of Rents dated as of December 1, 2003 (*as amended from time to time, the "Assignment"*) encumbering certain property more particularly described therein, including the real property which is legally described on Exhibit A attached hereto and made a part hereof. The Mortgage was recorded with the Cook County Recorder of Deeds on February 10, 2004 as document number 0404145168;

Prepared by and after
recording return to:
Kenneth M. Lodge
Lord Bissell & Brook LLP

Return To:
Pullman Bank and Trust
6100 N. Northwest Highway
Chicago, IL 60631

Property Common Address:
6060 N. Northwest Highway
Chicago, IL

PINs: 13-06-119-001-000
13-06-401-001, 002



Doc#: 0426147134
Eugene "Gene" Moore Fee: \$34.00
Cook County Recorder of Deeds
Date: 09/17/2004 11:04 AM Pg: 1 of 6

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WHEREAS, Mortgagee's credit facilities to SAFCO are currently memorialized by:

- (a) that certain Promissory Note dated as of September 10, 2002, in the original principal amount of \$3,500,000.00, as amended by those certain Change In Terms Agreements dated May 30, 2003, August 26, 2003, December 1, 2003, and June 1, 2004 (*as amended, extended, or renewed from time to time, the "Revolving Note"*);
- (b) that certain Promissory Note dated as of September 10, 2002, in the original principal amount of \$775,435.17, as amended by those certain Change In Terms Agreements dated March 1, 2003, May 30, 2003, September 1, 2003, December 1, 2003, and May 17, 2004 (*as amended, extended, or renewed from time to time, "Term Note A"*); and
- (c) that certain Promissory Note dated as of September 10, 2002, in the original principal amount of \$500,000.00, as amended by those certain Change In Terms Agreements dated March 1, 2003, May 30, 2003, September 1, 2003, December 1, 2003, and May 17, 2004 (*as amended, extended, or renewed from time to time, "Term Note B"*); and collectively with the *Revolving Note* and *Term Note A*, the "*Notes*";

WHEREAS, SAFCO has requested that Mortgagee consent to its assignment to Company of certain of SAFCO's assets and liabilities;

WHEREAS, Mortgagee is willing to consent to SAFCO's assignment of certain of its assets and liabilities to Company, but only on the condition, among others, of receiving this Amendment.

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

1. All terms not otherwise defined herein shall have the meaning ascribed to them in the Mortgage.
2. The definition of "Borrower" in the Mortgage and the Assignment is hereby amended to include SAFCO Corporation and SAFCO LLC, jointly or severally.
3. The definition of "Note" in the Mortgage and the Assignment is hereby deleted in its entirety and replaced as follows:

"The word "Note" means the "Revolving Note", "Term Note A", and "Term Note B", and all amendments, renewals, substitutions, and extensions of any of the foregoing. "Revolving Note" means that certain Promissory Note dated as of September 10, 2002, in the original principal amount of \$3,500,000.00, as amended by those certain Change In Terms Agreements dated May 30, 2003, August 26, 2003, December 1, 2003, and June 1, 2004. "Term Note A" means that certain Promissory Note dated as of September 10, 2002, in the original

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principal amount of \$775,435.17, as amended by those certain Change In Terms Agreements dated March 1, 2003, May 30, 2003, September 1, 2003, December 1, 2003, and May 17, 2004. "Term Note B" means that certain Promissory Note dated as of September 10, 2002, in the original principal amount of \$500,000.00, as amended by those certain Change In Terms Agreements dated March 1, 2003, May 30, 2003, September 1, 2003, December 1, 2003, and May 17, 2004."

4. Mortgagor hereby affirms its obligations under the Mortgage and Assignment and acknowledges that, except as modified herein, all the terms and conditions set forth therein shall continue in full force and effect, and are incorporated herein by reference.

This Amendment is executed by LaSalle Bank National Association, not personally but as Trustee as aforesaid in the exercise of the power and authority conferred upon and vested in it as such Trustee and is expressly understood and agreed that nothing herein or in the Note contained shall be construed as creating any liability on the Mortgagor personally hereunder, or to perform any covenant either express or implied herein contained, all such liability, of any, being expressly waived by Mortgagee and by every persona now or hereafter claiming any right or security hereunder, and that so far as the Mortgagor and its successors and the Mortgagee personally are concerned, the legal holder or holders of the Note and the owner or owners of the Indebtedness accruing hereunder shall look solely to the premises hereby conveyed for the payment thereof, by the enforcement of the lien hereby created, in the manner herein and in the Note provided or by action to enforce the personal liability of any guarantor.

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IN WITNESS WHEREOF, this instrument is executed by Mortgagor as of the date and year first above written.

MORTGAGOR:

LASALLE BANK NATIONAL ASSOCIATION,
formerly known as LaSalle National Trust, N.A.,
Successor Trustee to LaSalle National Bank,
not personally but solely as Trustee under
Trust Agreement dated February 2, 1975
and known as Trust number 48560

By: Margaret O' Donnell
Name: Margaret O'Donnell
Title: ASST. VICE PRESIDENT

Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
)
 COUNTY OF Cook) SS

I, the undersigned, a Notary Public, in and for the above County and State, do hereby certify that Margaret O'Donnell, ASST. VICE PRESIDENT of LaSalle Bank National Association, 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 before me that (s)he signed and delivered the said instrument on behalf of Mortgagor and as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this August 11, 2004

 Notary Public



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

BLOCK 41 IN ORIGINAL VILLAGE OF NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO DESCRIBED AS: BLOCK 41 A SUBDIVISION OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN (RAND ROAD) NORTHWEST HIGHWAY AND CHICAGO AND NORTHWESTERN RAILROAD AND OF THE EXTENSION OF EVERGREEN AVENUE, NOW NEWARK AVENUE IN THE TOWN OF NORWOOD PARK, NORTHWARD FROM RAILROAD TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RE-RECORDED AUGUST 30, 1873 AS DOCUMENT 117854, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOTS 1 AND 2 IN BLOCK 40 IN THE SUBDIVISION OF BLOCK 40 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THAT PART OF NORTH NEWARK AVENUE LYING WEST OF THE WEST LINE OF LOT 1 IN BLOCK 40 IN SUBDIVISION OF BLOCKS 3, 39, 40, 42, AND 43 AND LOT 12 IN BLOCK 37 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF BLOCK 41 IN NORWOOD PARK AFOREMENTIONED, LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 40 TO THE NORTHEAST CORNER OF SAID BLOCK 41; AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 1 IN BLOCK 40 TO THE SOUTHEAST CORNER OF SAID BLOCK 41, SAID PUBLIC STREET HEREIN VACATED BEING FURTHER DESCRIBED AS ALL THAT PART OF NORTH NEWARK AVENUE LYING BETWEEN NORTH NORTHWEST HIGHWAY AND RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-06-119-001
13-06-401-001
13-06-401-002

COMMONLY KNOWN AS: 6060 N. Northwest Highway
Chicago, IL