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43916-4 MORTGAGE MODIFICATION AGREEMENT

VI This Mortgage Modification Agreement ("Agreement") is between the Old Second National Bank of Aurora f/k/a Heritage Bank ("Lender") and JOYCE BUILDERS, INC. (Mortgagor").

Whereas, Joyce Builders, Inc. has conveyed and transferred the ownership of the real property located at 17750-17800 South Oak Park Ave, Tinley Park, IL 60477 (as described fully below) to The Club Villas LLC, and

Whereas, Lender is the holder of a certain promissory note dated April 13, 2006 in the original principal amount of \$1,000,000.00 and subsequently modified to \$700,000.00 on April 16, 2008 and executed by Mortgagor in favor of Lender and any and all renewals, extensions, modifications, refinancings, and replacements thereof ("Note").

Whereas, the Note is secured by a mortgage dated April 13, 2006 and recorded on May 19, 2006 in Cook County as document #0613953130 in the original principal amount of \$2,000,000.00 and is currently a valid lien on the following described real estate:

LOTS 1, 2, 3, 4 AND 5 IN LAKEVIEW TOWNHOME RESUBDIVISION, OF THE EAST 330 FEET OF LOT 1 IN BLOCK 2, AND THE WEST 127.00 FEET OF THE EAST 330.00 FEET OF LOT 2 IN BLOCK 2, AND THE EAST 330.00 FEET OF LOT 6 IN BLOCK 1, ALL IN ELMORE'S HARLEM AVENUE ESTATES, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE 66 FOOT RIGHT-OF-WAY IN 178TH STREET LYING NORTH AND ADJACENT TO SAID EAST 330.00 FEET OF LOT 1, ACCORDING TO THE PLAT OF LAKEVIEW TOWNHOMES RESUBDIVISION RECORDED JULY 10, 2003 AS DOCUMENT 0319103093, IN COOK COUNTY, ILLINOIS.

PIN: 28-31-103-034
28-31-106-035
28-31-103-042
28-31-105-048
28-31-105-049
28-31-105-050
28-31-105-053
28-31-105-054

PROPERTY ADDRESS: 17750-17800 South Oak Park Ave, Tinley Park, IL 60477

Whereas, under the Note, Mortgagor currently owes Lender the sum of \$172,038.50, plus interest, any fees, expenses, and costs.

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



Doc#: 0826257027 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/18/2008 09:04 AM Pg: 1 of 3

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1. Lender hereby consents to the transfer of ownership of 17750-17800 South Oak Park Ave, Tinley Park, IL 60477 to The Club Villas, LLC.

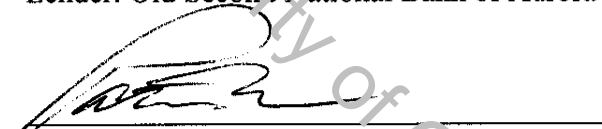
2. **MORTGAGOR:** The mortgagor is hereby modified to **The Club Villas LLC.**

3. Unless expressly modified herein, all terms and conditions of the Mortgage are affirmed and ratified and Mortgagor has no claims, offsets, or defenses to them.

4. This Agreement shall be binding on the parties' heirs, successors and assigns.

Dated: June 26, 2008

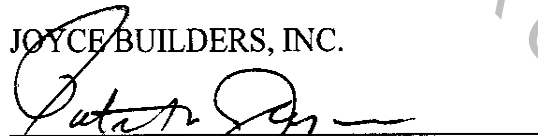
Lender: Old Second National Bank of Aurora



Patrick McShane, Senior Vice President

MORTGAGOR:

JOYCE BUILDERS, INC.



PATRICK M. JOYCE, PRESIDENT

THE CLUB VILLAS, LLC

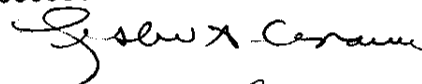


PATRICK M. JOYCE, MANAGER

Acknowledgment:

State of Illinois,
County of Cook } SS.





This instrument was acknowledged before me this 26th day of June by
Patrick M. Joyce

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Prepared by and Return to:
Old Second National Bank of Aurora
37 South River Street
Aurora, IL 60506

Property of Cook County Clerk's Office

A large, stylized handwritten signature in black ink is written over the diagonal watermark text. The signature consists of several loops and curves, starting from the top right and moving towards the bottom left.