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CROSSROADS OF COMMERCE III SIXTH AMENDMENT TO CERTIFICATE AND AGREEMENT OF LIMITED PARTNERSHIP

WHEREAS, a Certificate and Agreement of Limited Partnership was entered into as of December 6, 1982 by and among Roy D. Gottlieb and Peter M. Tsolinas, General Partners ("General Partners") and all of the persons or parties who had executed the said Certificate and Agreement of Limited Partnership as Limited Partners ("Limited Partners"), forming a limited partnership known as Crossroads of Commerce III ("Partnership") under the Uniform Limited Partnership Act of the State of Illinois (the "Act"), and

WHEREAS, a Certificate of Limited Partnership was recorded in the Office of the Recorder of Deeds, Cook County, Illinois on December 22, 1982, Document No. 26446914, as amended by Amendment to Certificate and Agreement of Limited Partnership recorded in the Office of the Recorder of Deeds, Cook County, Illinois on March 15, 1983, Document No. 26535641, and as further amended by Second Amendment to Certificate and Agreement of Limited Partnership recorded in the Office of the Recorder of Deeds, Cook County, Illinois on July 14, 1983, Document No. 26688678, and as further amended by Third, Fourth, and Fifth Amendments to Certificate and Agreement of Limited Partnership ("Certificate as amended"), and

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WHEREAS, the following designated Limited Partner ("Assignor") having assigned his respective Capital Unit and interest as a Limited Partner in the Partnership ("LP Interest") desires to withdraw from the Partnership, and in the lieu thereof the following ("Assignee") desires to be admitted to the Partnership as a Substituted Limited Partner:

<u>Assignor</u>	<u>Assignee</u>	<u>Capital Unit</u>
Thomas Settles	Alvin L. Gorman	1

WHEREAS, the parties hereto, in order to evidence and comply with the foregoing, desire to further amend the said Certificate as amended as hereinafter designated.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties hereto do hereby further amend said Certificate recorded on December 22, 1982 as

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Document No. 26446914, as amended by Amendment to Certificate recorded March 15, 1983 as Document No. 26535641 and as further amended by Second Amendment to Certificate recorded July 14, 1983 as Document No. 26688678 and as further amended by Third, Fourth and Fifth Amendments to Certificate as follows:

1. Thomas Settles does hereby sell and assign one (1) Capital Unit to Alvin L. Gorman.

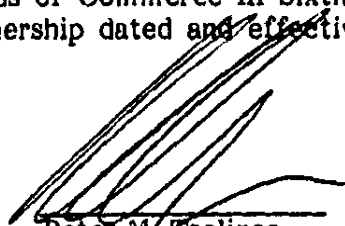
2. Thomas Settles does, to the extent of the Capital Unit indicated and the corresponding LP Interest, withdraw as a Limited Partner, and Alvin L. Gorman does, in compliance with the terms and conditions contained in the Partnership Agreement as amended, and upon the recordation of this Sixth Amendment, to the extent of the Capital Unit hereby indicated, become a Substitute Limited Partner in the Partnership.

3. Alvin L. Gorman, as a Substitute Limited Partner, does hereby agree as a Substitute Limited Partner, to perform and be bound by all of the terms and conditions contained in the said Partnership Agreement.

4. In all other respects, except as specifically set forth herein, the Certificate as amended is hereby confirmed and shall remain in full force and effect.

5. This Sixth Amendment may be executed in one or more counterparts, and all such counterparts shall constitute one Sixth Amendment binding upon all the parties, notwithstanding that all of the parties are not signatories to the original or the same counterpart.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals and given our consent to this Crossroads of Commerce III Sixth Amendment to Certificate and Agreement of Limited Partnership dated and effective as of the 1st day of March, 1985.



Peter M. Tsolinas
General Partner

POWER DEVELOPMENT CORP.,
General Partner

ATTEST:


Secretary

BY 
Alvin L. Gorman, President

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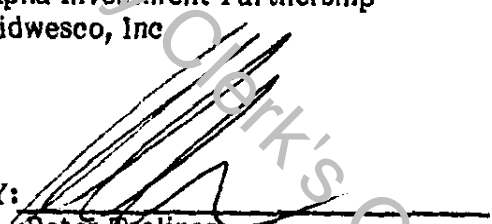
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LIMITED PARTNERS:

Roy D. Gottlieb
Peter Tsolinas
J. Robert Newgard
Arnold Moreno
Christ Arvanites
Marshall D. Goldin
Ramm Plumbing Co.
M. Ecker & Co.
Derish Wolff
Roy D. Gottlieb, Trustee for
Jean Gottlieb
Alvin L. German
Alpha Investment Partnership
Midwesco, Inc

BY:



Peter Tsolinas
Attorney-in-fact

Clerk's Office

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2025/03/20


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WITHDRAWING LIMITED PARTNER


Thomas Settles

SUBSTITUTE LIMITED PARTNER


ALVIN L. GORMAN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that Peter M. Tsolinas, personally known to me to be the same person whose name is subscribed above appeared before me this day in person and acknowledged and swore that the statements set forth in the Crossroads of Commerce III Sixth Amendment to Certificate and Agreement of Limited Partnership are true and correct and that he signed and delivered the same as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of October, 1985.


Notary Public

My Commission Expires: Nov 20, 1986

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that Alvin L. Gorman, President, and Warren Kappan Secretary of Power Development Corp., personally known to me to be the same persons whose names are subscribed above, appeared before me this day in person and acknowledged and swore that the statements set forth in the Crossroads of Commerce III Sixth Amendment to

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Certificate and Agreement of Limited Partnership are true and correct and that they signed and delivered the same as such President and _____ Secretary as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31 day of October, 1985.

Aline J Brooks
Notary Public

My Commission Expires: 2/19/89

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that Alvin K. Herman, personally known to me to be the same person whose name is subscribed above appeared before me this day in person and acknowledged and swore that the statements set forth in the Crossroads of Commerce III, Sixth Amendment to Certificate and Agreement of Limited Partnership are true and correct and that he signed and delivered the same as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31 day of Oct, 1985.

Aline J Brooks
Notary Public

My Commisison Expires: 2/19/89

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, a Notary Public in and for the County of Cook, State of Illinois, do hereby certify that _____, personally known to me to be the same person whose name is subscribed above appeared before me this day in person and acknowledged and swore that the statements set forth in the Crossroads of Commerce III Sixth Amendment to

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03/15/20

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Certificate and Agreement of Limited Partnership are true and correct and that he signed and delivered the same as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 31st day of October, 1985.

Alma J. Brooks
Notary Public

My Commission Expires: 2/19/89

THIS DOCUMENT PREPARED BY:
Leonard A. Ash, Esq.
4849 Golf Road
Skokie, Illinois 60077

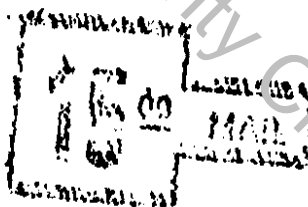
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