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875-106-12

MODIFICATION TO NOTE AND MORTGAGE

THIS MODIFICATION TO NOTE AND MORTGAGE is entered into this 23rd day of September, 1987, by and between BOULEVARD BANK NATIONAL ASSOCIATION, formerly known as NATIONAL BOULEVARD BANK OF CHICAGO, as Trustee under Trust Agreement dated December 1, 1965, and known as Trust No. 1945 (hereinafter referred to as "Borrower") and BOULEVARD BANK NATIONAL ASSOCIATION, formerly known as NATIONAL BOULEVARD BANK OF CHICAGO (hereinafter referred to as "Lender").

WITNESSETH:

WHEREAS, Lender loaned to Borrower the sum of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00), which loan was evidenced by Borrower's Mortgage Note dated June 21, 1982; and

WHEREAS, the loan to Borrower was secured by a Mortgage dated June 21, 1982, executed by Borrower, which Mortgage created a first mortgage lien on the property more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Note and Mortgage were amended the 22nd day of July, 1982, by an Amendment, which Amendment was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, August 8, 1982, as Document No. 26308302. The purpose of said Amendment was to increase the amount of the loan from Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00) to Two Hundred Sixty Thousand and 00/100 Dollars (\$260,000.00); and

WHEREAS, Borrower and Lender have agreed to amend the Note to modify the interest rate and extend the maturity date and to amend the Mortgage to extend the maturity date of September 1, 1987;

NOW, THEREFORE, in consideration of the mutual promises of the parties herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. The foregoing preambles are incorporated herein and made a part hereof.

2. The Note is hereby modified to delete the interest rate of seventeen percent (17%) percent and to substitute in its stead an interest

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rate equal to the prime rate of interest as charged from time to time by Lender, plus one percent (1%). It is understood that the interest rate shall change on the date that the Lender may announce, from time to time, any change in its prime rate of interest. The Note is further modified to delete the maturity date of September 1, 1987, and to substitute in its stead the date of April 1, 1988.

3. The Mortgage is hereby modified to delete the maturity date of September 1, 1987, and to substitute in its stead the date of April 1, 1988.

4. In all other respects, the provisions of the Note and Mortgage are hereby reconfirmed.

IN WITNESS WHEREOF, the parties hereto have executed this Modification as of the day and year first written above.

BOULEVARD BANK NATIONAL ASSOCIATION, formerly known as NATIONAL BOULEVARD BANK OF CHICAGO, as Trustee under Trust No. 1945

By: [Signature]
Its: ASST. VICE PRESIDENT

ATTEST:
[Signature]
By: [Signature]
Its: TRUST OFFICER

BOULEVARD BANK NATIONAL ASSOCIATION, formerly known as NATIONAL BOULEVARD BANK OF CHICAGO

By: [Signature]
Its: LOCAL OFFICER

ATTEST:
[Signature]
By: [Signature]
Its: [Signature]

HESS KAPLAN AND MCDOWELL LTD ATTORNEYS AT LAW

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, MARY E. SPERO, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ALEX J. BERESOFF, ASST. VICE PRESIDENT of BOULEVARD BANK NATIONAL ASSOCIATION, a national banking association, and Charles A. Vrba, ASST. TRUST OFFICER of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth; and the said ASST. VICE PRESIDENT then and there acknowledged that _____, as custodian of the corporate seal of said Bank, did affix said corporate seal to said instrument as _____ own free and voluntary act and as the free and voluntary act of said Bank, as Trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of September, 1987.

Mary E. Spero
Notary Public

My commission expires:

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

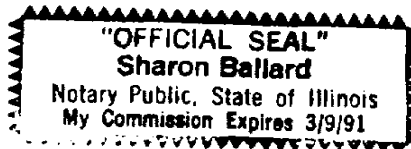


I, SHARON BALLARD, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that DAVID J. LARSEN, LOAN OFFICER of BOULEVARD BANK NATIONAL ASSOCIATION, a national banking association, and ALLEN C. BARK, LENDING REPRESENTATIVE of said Bank, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said LOAN OFFICER then and there acknowledged that HE, as custodian of the corporate seal of said Bank, did affix said corporate seal to said instrument as HIS own free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 29th day of SEPTEMBER, 1987.

Sharon Ballard
Notary Public

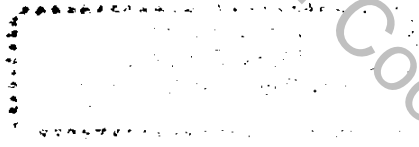
My commission expires:



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EXHIBIT "A"

14-32-313-035, 036, 037 EDO M.
67+68 69 70

PARCEL 1:

Lots 67 to 70 both inclusive in Sub Lot 2 in Block 19 in Sheffield's Addition to Chicago being in the West half of the South West quarter of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian,

ALSO

PARCEL 2:

That part of Lots 55 through 66 both inclusive, which lies Westerly of a line drawn from a point on the West line of Lot 55 said point being 294.96 feet North of the South West corner of Lot 66 to a point of the South line of Lot 66, 119.73 feet East of the South West corner of said Lot 66 in Block 2 in Chicago Distillery Company's Subdivision of Block 19 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian;

14-32-313-047 + 048 A11 EDO M

ALSO

PARCEL 3:

Lot 24 except that part lying East of a line drawn from the South East corner thereof to a point on the North line of said Lot, 19.5 feet West of the North East corner thereof in Starr's Subdivision of the North East quarter of Block 5 in Canal Trustees Subdivision of the West half of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian;

17-05-101-032 - JMW CLO M

ALSO

PARCEL 4:

All of the North and South 20 foot vacated alley provided for by the State of Illinois and lying within property acquired for expressway purposes, being the West 20 feet of Lot 71 in Block 2 of Chicago Distillery Company Subdivision of Block 19 in Sheffield's Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, also all that part of the Original East and West 20 foot vacated alley lying South of and adjoining the South line of Lot 66 and said South line produced East to the East line of the West 20 feet of said Lot 71 extended North, lying North of and adjoining the North line of Lots 67 to 71 both inclusive and lying West of and adjoining the East line of the West 20 feet of said Lot 71 extended North in Block 2 of Chicago Distillery Company's Subdivision aforementioned excepting the West 20 feet of Lot 71 in Block 2 and that part of the South half of said vacated alley lying North of and adjoining said West 20 feet of Lot 71, all in Cook County, Illinois;

14-32-313-045 - 046 - 047 A11 EDO

Commonly known as 1510 West North Avenue, Chicago, Illinois.
Permanent Index Nos. 14-32-313-035, 14-32-313-036, 14-32-313-037, 14-32-313-045, 14-32-313-046 and 17-05-101-032.

-87-540642

HESS KAPLAN
AND MCDOWELL
LTD
ATTORNEYS AT LAW

Mail to:
Mr. David LaBrash
Boulevard Bank National Association
410 North Michigan Avenue
Chicago, Illinois 60611



DEPT-01
14/05/87 10:40
87-540642
COOK COUNTY CLERK'S OFFICE

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