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UNION BANK

MORTGAGE MODIFICATION AGREEMENT

13.00

THIS AGREEMENT is made this 10th day of OCTOBER, 1987, by and between UNION NATIONAL BANK AND TRUST COMPANY OF ELGIN ("Bank"), the owner of the Note and Mortgage hereinafter described, and UNION NATIONAL BANK & TRUST, AS TRUSTEE UNDER TRUST AGREEMENT DATED 02/10/87 ENOW AS TRUST NUMBER 1355, representing themselves to be the owners of the real estate hereinafter and in said Mortgage described ("Owner").

1. In consideration of the mutual promises of the parties hereto, the parties hereby agree to

1. Extend the time of payment of the indebtedness evidenced by the Note or Notes of RUFFALO & DEHLER INC. dated the 19th of JUNE, 1987 ("Note"), secured by a Mortgage ("Mortgage") recorded on June 19, 1987, to the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 87352802, conveying to the Bank certain real estate in Cook County, Illinois, described as follows:

LOT 2 IN WASHINGTON LAKES UNIT 2, BEING A SUBDIVISION IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 7, EAST OF THE THIRD P.M. IN COOK COUNTY, ILLINOIS

FIN: 06-13-300-011-0000

Common Address: LOT 2 - 415 GARDEN CIRCLE, STREAMWOOD, IL

2. The amount remaining unpaid on the indebtedness due on the Note and secured by the Mortgage is \$32,747.30. Said remaining indebtedness shall be payable on demand, plus interest thereon at a fluctuating rate per annum of 2% plus the Prime lending rate on large commercial loans as published in the Wall Street Journal, varying daily hereinafter "Prime Rate", which shall be adjusted daily when and as the Prime Rate changes. Interest shall be payable monthly. Interest shall be increased to the rate of three percent (3%) plus Prime, *pay upon demand* until all liabilities are paid. All payments on account of the indebtedness evidenced by this Agreement shall be first applied to costs, and then to interest on the unpaid principal balance, and the remainder to principal.

3. This Agreement is supplementary to the Mortgage. All provisions of the Mortgage and Note, including the right to declare principal and accrued interest due for any cause specified in the Mortgage or Note, shall remain in full force and effect. The terms and conditions of this Agreement shall

COOK COUNTY, ILLINOIS FILED FOR RECORD

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control in the event of any inconsistency between this Agreement and the Note or Mortgage. Any provisions of the Note or Mortgage that are not inconsistent with the terms of this Agreement shall apply to the repayment of the unpaid indebtedness. The Owner agrees to perform all the covenants of the grantor or grantors in the Mortgage. The provisions of this Agreement shall inure to the benefit of any holder of the Note and shall bind the heirs, personal representatives and assigns of the Owner. This Agreement shall be governed and construed in accordance with the laws of the State of Illinois. The Owner hereby waives and releases all rights and benefits accruing under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise and all other interests in the above-described real estate, including, without limitation, any exemptions the Owner may have under any state or federal bankruptcy or insolvency laws in the above-described real estate.

4. This loan is payable in full on February 15, 1988, at maturity, you must repay the entire principal balance of the loan and unpaid interest then due. The Bank is under no obligation to refinance the loan at that time. You will, therefore, be required to make payment out of other assets that you may own, or you will have to find a lender, which may be the bank you have this loan with, willing to lend you the money. If you refinance this loan at maturity, you may have to pay some or all of the closing costs normally associated with a new loan even if you obtain refinancing from the same bank.

5. Notwithstanding any of the provisions contained herein, the Owner hereby waives any and all rights of redemption or sale under any order or judgment of foreclosure on behalf of the Owner and on behalf of each and every person, except judgment creditors of the Owner, covering any interest in or title to the premises subsequent to the date of this Agreement.

IN TESTIMONY WHEREOF, the parties hereto have signed, sealed and delivered this Agreement the day and year first above written.

UNION NATIONAL BANK & TRUST CO.

UNION NATIONAL BANK AS TRUSTEE

By: *Richard A. Bragan* VP  
Richard A. Bragan, V.P.

By: *James D. Smith*, ACP  
James D. Smith, A.C.P.

WITNESSES: *Debra Duppler*  
Debra Duppler, C.S.O.

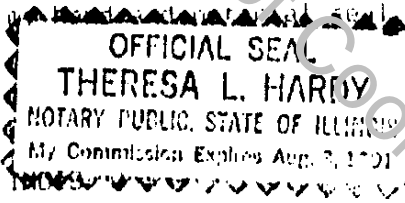
WITNESSES: *Elizabeth Heavener*  
Elizabeth Heavener, C.S.O.

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF FANE )

I, Theresa L. Hardy, a Notary Public in and for said County in the State  
afore said, DO HEREBY CERTIFY that Richard L. Bingham, Vice President, and  
Debra Dupler, C.S.O. of UNION NATIONAL BANK, personally known to me to be  
the same persons whose names are subscribed to the foregoing instrument as  
such officers, appeared before me this day in person and acknowledged that  
they signed, sealed and delivered the said instrument as their free and  
voluntary act, and as the free and voluntary act of said Bank, for the uses  
and purposes therein set forth; and the Cashier then and there acknowledged  
that as custodian of the corporate seal of said Bank, he 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 10th day of October, 1987.



*Theresa L. Hardy*  
Theresa L. Hardy, Notary Public

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF FANE )

I, Theresa L. Hardy, a Notary Public in and for said County, in the State  
afore said, DO HEREBY CERTIFY that Jane G. Faith, Trust Officer of Union  
National Bank & Trust and Elizabeth Hecker, F.O. of said Bank who are  
personally known to me to be the same persons whose names are subscribed to  
the foregoing instrument as such officers, appeared before me this day in  
person and acknowledged that they signed and delivered the said instrument as  
their own free and voluntary act and as the free and voluntary act of said  
Bank, as Trustee as afore said, for the uses and purposes therein set forth;  
and the said Trust Officer - Cashier then and there acknowledged that said  
Trust Officer - Cashier as custodian of the corporate seal of said Bank, did  
affix the corporate seal of said Bank to said instrument as said Trust  
Officer - Cashier's own free and voluntary act and as the free and voluntary  
act of said Bank, as Trustee as afore said, for the uses and purposes therein  
set forth.

Given under my hand and Notarial Seal this 10th day of October,  
1987.



*Theresa L. Hardy*  
Theresa L. Hardy, Notary Public

This instrument was prepared by:  
DEBRA DUPLER  
UNION NATIONAL BANK  
1 FOUNTAIN SQUARE PLAZA  
ELGIN, IL 60120

BOX 333 - HV

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