SECOND MODIFICATION AGREEMENT



This Modification of Installment Note, Trust Deed, Assignment of Rents and Guaranty of Note and Trust Deed (hereinafter referred to as the "Modification Agreement") made this 1ST day of NOVEMBER, 1986, by CHICAGO TITLE AND TRUST COMPANY, not personally but as Trustee under Trust Agreement dated FEBRUARY 23, 1976, and known as Trust Number 10-67424 (hereinafter referred to as "First Party") and CHICAGO TITLE AND TRUST COMPANY, an Illinois corporation (hereinafter referred to as "Trustee"), and USAMERIBANC/WOODFIELD, formerly known as Woodfield Bank (hereinafter referred to as "Note Holder"), and CONTROL EQUIPMENT COMPANY, INC. and PAUL J. PISH personally, (hereinafter referred to as "Guaranters").

Wherewe First party has executed and delivered to Note Holder that certain Installment Note dated AUGUST 30, 1976, in the amount of TWO HUNDRED THOUSAND AND OC/100 DOLLARS (\$200,000.00) ("Note"), which Note is secured by a Trust Deed ("Trust Lead") of even date therewith, recorded on OCTOBER 21, 1976, in the Recorder's Office of COOK County, Illinois, as Document Number 23680942 and Assignment of Routs of even date therewith, recorded on OCTOBER 19, 1976, in the Recorder's Office of COOK County, Illinois, as Document Number 23678365, both relating to the premises therein described as follows, to wit:

LOT 2 IN SIMONINI RESUBDIVISION, BEING A RESUBDIVISION OF LOT 6 IN BLOCK 6 IN CENTEX-SCHAUMBUR) INDUSTRIAL PARK UNIT NUMBER 119, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL COUNTY, ILLINOIS

Permanent Tax ID No. 07-33

Address: 1116 Morse Avenue, Schaumburg, Illinois, 60193

Whereas, the above referenced Note has been guaranteed by Guarantors under

written Guaranties dated AUGUST 30, 1976; and Whereas, First Party, Trustee, Note Holder, and Cuarantors have agreed to

enter into this Modification Agreement.

Now, therefore, in consideration of the mutual towenants and conditions herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties hereto, First Party, Trustee, Note Holder, and Guarantors agree that the Note, Trust Deed, and Assignment of Rents shall be and are hereby modified as follows.

1. It is hereby acknowledged that as of the date hereof the present principal balance due under the Note heretofore referred to 10 CNE HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED TWENTY-SEVEN AND 54/100 DOLLARS (4144,427.54).

2. The maturity date of NOVEMBER 1, 1981, as reflected in the Note and Trust Deed and extended to November 1, 1986, by a Modification Agreeman: dated November 1, 1981, is hereby changed to NOVEMBER 1, 1991.

PREPARED BY AND MAIL TO:

Ruby D. Feeley, Loan Officer USAMERIBANC/WOODFIELD Higgins & Meacham Roads Schaumburg, IL 60196

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That commencing DECEMBER 1, 1986, and on the same day of each month thereafter, First Party shall pay monthly installments of NINE HUNDRED SEVENTY-FIVE AND 00/100 DOLLARS (\$975.00) principal plus interest in arrears on the principal balance from time to time outstanding calculated at the rate set

forth in Paragraph Four (4) of this Modification Agreement.

That commencing NOVEMBER 1, 1986, the annual interest rate to be charged shall be the announced prime rate of USAMERIBANC/WOODFIELD from time to time in effect plus ONE-QUARTER (1/4%) percent, changing as and when USAMERIBANC/WOODFIELD'S prime rate changes. Interest on the unpaid balance thereof shall be computed from the date hereof on a 360-day year basis, for the actual number of days elapsed. Interest shall accrue after maturity (whether by acceleration or otherwise) it TWO (2%) percent per annum above the indicated rate until the principal balance is fully raid. The use of the term prime rate herein is not intended nor does it imply that said rate of interest is a preferred rate of interest or one which is offered by USAMERIBANC /WOODFIELD to its most creditworthy customers.

5. The beneficiary of the First Party and the Guarantors hereby agree to submit Tinancial statements on an annual basis.

The Note is not assumable and is immediately due and payable in full upon transfer of title or any interest in the real estate given as security for the Note referenced above, or transfer or assignment of the beneficial interest of the Land Trust executing this Modification Agreement. In addition, if the subject property is sold under Articles of Agreement for Deed by the present title holder or tra beneficiary, all sums due and owing hereunder shall become

immediately due and payable.

- The First Party and the Beneficiary hereby covenant and agree that they will not at any time insist upon or plead, or in any manner whatsoever claim or take advantage of, any stay, exemption or extension law or any socalled "Moratorium Law" new or at any time hereafter in force, nor claim, take or insist upon any benefit or advantage of or from any law now or hereafter in force providing for the valuation or appraisement of the Premises, or any part thereof, prior to any sale of sales thereof to be made pursuant to any provisions herein contained, or to decree judgment or order of any Court of competent jurisdiction; or after such sale or sales claim or exercise any rights under any statute now or he earter in force to redeem the property so sold, or any part thereof, or relating to the marshalling thereof, upon foreclosure sale or other enforcement hereof. The First Party and Beneficiary thereunder hereby expressly waive any and all rights of redemption from sale under any order or decree of foreclosure of the Trust Deed on their own behalf of each and every person, excepting only decree or judgment creditors of the First Party acquiring any interest or title to the Premises subsequent to the date hereof, it being the intent hereof that any and all such rights of redemption of the First Party and of all other persons, are and shall be deemed to be hereby waived to the full extent permitted by the provisions of Chapter 110, Sections 12-124 and 125 of the Illinois Statutes. The First Party and Beneficiary thereunder will not involve or utilize any such law or laws or otherwise hinder, delay or impede the execution of any right, power or remedy herein or otherwise granted or delegated to the Trustee wider the Trust Deed, but will suffer and permit the execution of every such right, power and remedy as though no such law or laws have been made or enacted.
- 8. Any provisions of the Note, Trust Deed or this Modification Agreement which is unenforceable in the state in which the Trust Deed and this Modification Agreement are recorded or registered or is invalid or contrary to the law of such state or the inclusion of which would affect the validity, legality or enforcement of the Note, Trust Deed and this Modification Agreement, shall be of no effect, and in such case all the remaining terms and provisions of the Note, Trust Deed and this Modification Agreement shall subsist and be fully effective according to the tenor of the Note, Trust Deed and this Modification Agreement, the same as though no such invalid portion had ever been included therein.

Except for the modifications stated hereinabove, the Note, Trust Deed, Assignment of Rents, and Guaranty are not otherwise changed, modified or

This Modification Agreement is executed by First Party, 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 the undersigned hereby warrants that it possesses full power and authority to execute this instrument), and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on First Party personally to perform any covenant either expressed or implied herein contained, or such liability, if any, being expressly waived by every person now or hereafter claiming any right or security hereunder.

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IN WITNESS WHEREOF, the undersigned have caused this instrument to be signed and sealed as of the day and year first above written.

Chicago Title and Trust Company, not personally but as Trustee u/t/a dated February 23, 1976, a/k/a Trust No. 10-67424

ATTEST:	
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By: Miller Willer	By: Susuberder
Its: Assistant several or	Its: ASSI VICE PRESIDENT
ATTEST:	CHICAGO TITLE AND TRUST COMPANY
Color hondle	$\langle \cdot \rangle$ $\langle \cdot \rangle$
By: PUER //YU/MILL	Au. Si Helman
ABAY SECRETARY	
Ita:	Ite: ASST. MICE PRESIDENT
ATTEST:	USAMERIBANC/WOODFIELD, formerly known as
U)r	Woodfield Bank
By:	By Que V. tury
Its: MF	Ita: RUBY D. FEELEY
	LOAN OFFICER
The forecoing Modification Agreement	has been executed with the knowledge and
consent of the undersigned guarantors	who hereby consent to the same and agree
that their obligations shall continue	in force unchanged hereby.
	GUARANTOPS:
	Control Julpment Company, Inc.
By:	Paul J. Pish. Proteint
	Petus V. Platt, to a name
	La Mil
	Kelen IV Wa
	Paul J. Pish, personally
STATE OF ILLINOIS, OOK	_ County ss:
I. the undersigned	, a Notary Public in
and for said County, in the State afor SUSAN BECKER	asaid, DO HEREBY CERTIFY That
SUSAN BECKER	DEPRNY
and RHONDA TURECK	of said Bank, who are
	persons whose names are subscribed to the
foregoing instrument as such XSE Assistant Secretary	t.vice president and respectively, appeared before me this day
in person and acknowledged that they	signed and delivered the said instrument
as their own free and voluntary act a	nd as the free and voluntary act of said
	uses and purposes therein set forth; and
the said Milliant Secretar.	then and there acknowledged that, did affix the seal to said instrument as
	ne free and voluntary act of said Bank as
Trustee as aforesaid, for the uses and	
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1986.	may was the the way or the control of
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My Commission Expires: 9/32/87	17/ TU A -1
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I, LAVERNE HOWARD , a Notary Public Harry for said
I, LAVERNE HOWARD , a Notary Public Hoped for said County, in the State aforesaid, DO HEREBY CERTIFY that
personally known to me to be the ASST. WICE PRESIDENT of CHICAGO TILLE AND TRUST COMPANY, a corporation, and KAREN NAUGHTON
CHICAGO TITLE AND TRUST COMPANY, a corporation, and KAREN NAUGHTON, personally known to me to be the ASST SECRETARY of said
corporation, whose names are subscribed to the foregoing instrument, appeared
before me this day in person and acknowledged that as such ASST. WICE PRESIDENT and ASST. SECRETARY they signed
and delivered the said instrument as ASST VIVE DREGISTRE
ASST. SECRETARY of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by
the Board of , of said corporation, as their free and
the Board of, of said corporation, as their free and voluntary act and as the free and voluntary act of said corporation, for the
uses and purposes therein set forth.
GIVAN under my hand and official seal, this 22 day of Decembe
, 1986.
My Commission Expires:
Correct SEAL" Levenie in and Notary Public
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My Commission Employ 1/13/90
STATE OF ILLINOIS, County as:
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personally known to me to be the Assistant Vice Resident of said Bank,
whose names are subscribed to the foregoing instrument, appeared before me this
day in person and acknowledged that as such \co\ \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
and Armstern Vice Recordence they signed and delivered the said instrument as
and caused the Corporate Seal of said Bank to be affixed thereto, pursuant to
authority given by the Board of Directors, of said Bank, as their free and
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voluntary act and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth. GIVEN under my hand and official seal, this 274h day of Movember
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voluntary act and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth. GIVEN under my hand and official seal, this 25th day of 1956.
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where and purposes therein set forth. GIVEN under my hand and official seal, this 29th day of Covember My Commission Expires: 9/6/88 STATE OF ILLINOIS, Deap County as: I, Colorana be Denne, a Notary Public in and for said County, in the State aforesaid, Do HERRERY CERTIFY that You S. Figure of Control of Control of Control of Control of Said County, whose names are subscribed to the foregoing instrument, appeared The corporation, whose names are subscribed to the foregoing instrument, appeared The corporation and acknowledged that as such 100 500 500 500 500 500 500 500 500 500
voluntary act and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth. GIVEN under my hand and official seal, this 25th day of November My Commission Expires: 4/6/88 STATE OF ILLINOIS, 1000 County as: I, (0.00000000000000000000000000000000000
voluntary act and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth. GIVEN under my hand and official seal, this 25th day of November My Commission Expires: 4/6/88 STATE OF ILLINOIS, County as: I, Colourna Le Denne, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that You's Series of County and personally known to me to be the 1000 series of Control of Control of Control of Control of Said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such 1000 signed and composition to be affixed thereto, pursuant to authority given by the Board of 1000 corporation to be affixed thereto, pursuant to authority given by the Board of 1000 corporation, as their free and
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why Commission Expires: 4/6/88 It is a Notary Public in and for said corporation, whose names are subscribed to the foregoing instrument, appeared and delivered the said instrument as a fixed corporation, and caused the corporate seal of said corporation, as their free and voluntary act and as the free and voluntary act of said corporation, as their free and voluntary act and as the free and voluntary act of said corporation, as their free and voluntary act of said corporation, as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.
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