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10/06/88

1988

FIRST AMENDMENT TO MORTGAGE

This Amendment (the "Amendment") is made this 9th day of November, 1988 to that certain Construction Mortgage, Security Agreement and Financing Statement dated as of September 12, 1986 (the "Mortgage") between 59 EAST RANDOLPH LIMITED PARTNERSHIP and 139-41 NORTH WABASH LIMITED PARTNERSHIP, Illinois limited partnerships ("Borrower"), having an office at 233 North Michigan Avenue, Suite 2208, Chicago, Illinois 60601 and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, not personally but as Trustee under Trust Agreement dated January 21, 1986 and known as Trust Nos. 63352 and 63353 ("Land Trustee"), having an office at 33 North LaSalle Street, Chicago, Illinois 60690 (herein, Borrower and Land Trustee, individually and collectively, jointly and severally, together with the successors and assigns of each of them, are sometimes called "Mortgagor"), and FIRST WISCONSIN NATIONAL BANK OF MILWAUKEE, a national banking association, having its principal office at First Wisconsin Center, 777 East Wisconsin Avenue, Milwaukee, Wisconsin 53202 ("Mortgagee").

WHEREAS, Mortgagor and Mortgagee entered into the Mortgage on the Premises (as defined in the Mortgage), as legally described on Exhibit A attached hereto and made a part hereof, securing that certain Construction Mortgage Note in the principal sum of SEVEN MILLION AND NO/100 DOLLARS (\$7,000,000) (the "Note") dated as of September 12, 1986; and

WHEREAS, Mortgagor and Mortgagee have entered into that certain Extension Agreement of even date herewith.

NOW, THEREFORE, in consideration of One Dollar (\$1.00), the conditions and covenants contained herein and in the Mortgage and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor and Mortgagee hereby agree as follows:

1. The Maturity Date (as defined in the Note) of the unpaid balance of principal and accrued interest due upon the indebtedness evidenced by the Note has been extended pursuant to the Extension Agreement of even date herewith.

2. All of the terms, covenants and conditions of the Mortgage, as set forth therein, remain in full force and effect, except, and to the extent, as specifically amended by this Amendment.

COMMON ADDRESS: 59 East Randolph Street and 139-41 North Wabash Street, Chicago, Illinois

PERMANENT INDEX NUMBERS: 17-10-309-003, 17-10-309-010 and 17-10-309-011.

88520055

Box 232

70-71-312

3. a. This Amendment is executed by Land Trustee not individually or personally, but solely as trustee as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such trustee, and it is expressly understood and agreed that nothing herein contained shall be construed as creating any liability on Land Trustee personally to pay the Note or any interest that may accrue thereon or any of the indebtedness arising or accruing under or pursuant hereto or to the Note, or to perform any covenant, undertaking, representation or agreement, either express or implied, contained herein or in the Note, all such personal liability of Land Trustee, if any, being expressly waived by Mortgagee and by each and every person now or hereafter claiming any right or security under this Amendment; provided, however, that nothing herein contained shall in any way limit the liability of Borrower or of any guarantor or other obligor (not including Land Trustee) hereunder or under the Amendment, the Mortgage, the Note or any other Loan Documents.

b. Land Trustee hereby represents that it possesses full power and authority to execute and deliver this instrument.

IN WITNESS WHEREOF, the parties have caused these presents to be duly executed and delivered in Chicago, Illinois on the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO not individually but solely as Trustee under Agreements dated January 21, 1985 and known as Trust Nos. 63352 and 63353

(Corporate Seal)

By: [Signature]
Name: _____
Title: _____

Attest: [Signature]
Name: _____
Title: _____

59 EAST RANDOLPH LIMITED PARTNERSHIP, an Illinois limited partnership

By: [Signature]
Name: Paul Gussin
Its: General Partner

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8 8 5 2 7 0 5 5

By: _____
Name: Donald G. Levine
Its: General Partner

139-41 NORTH WABASH LIMITED
PARTNERSHIP, an Illinois
limited partnership

By: _____
Name: Paul Gussin
Its: General Partner

By: _____
Name: Donald G. Levine
Its: General Partner

FIRST WISCONSIN NATIONAL BANK OF
MILWAUKEE, a national banking
association

By: _____
Name: M. Kathleen McDonald
Title: Asst. Vice President

This document was prepared by
[when recorded return to]:

Keck, Mahin & Cate
8300 Sears Tower
233 South Wacker Drive
Chicago, Illinois 60606
(312) 876-3400
Attention: Howard P. Zweig

(1409/F)

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COOK COUNTY, ILLINOIS
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By: *Donald G. Levine*
Name: Donald G. Levine
Its: General Partner

139-41 NORTH WABASH LIMITED
PARTNERSHIP, an Illinois
limited partnership

By: _____
Name: Paul Gussin
Its: General Partner

By: *Donald G. Levine*
Name: Donald G. Levine
Its: General Partner

FIRST WISCONSIN NATIONAL BANK OF
MILWAUKEE, a national banking
association

By: _____
Name: M. Kathleen McDonald
Title: Asst. Vice President

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By: _____
Name: Paul Gussin
Its: General Partner

By: _____
Name: Donald G. Levine
Its: General Partner

FIRST WISCONSIN NATIONAL BANK OF
MILWAUKEE, a national banking
association

By: *M. Kathleen McDonald*
Name: M. Kathleen McDonald
Title: Asst. Vice President

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[when recorded return to]:

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8 8 5 2 0 0 5 5

STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SUZANNE G. BAKER, personally known to me to be the Second Vice President of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association as Trustee as aforesaid and Anita W. Davison, personally known to me to be the ASSISTANT Secretary of said associates, and 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 severally acknowledged that as such Second Vice President and ASSISTANT Secretary of said associates, they signed and delivered the said instrument as Second Vice President and ASSISTANT Secretary of said associates, and caused the corporate seal of said associates to be affixed thereto, pursuant to authority given by the Board of Directors of said associates as Trustee as aforesaid, as their free and voluntary act, and as the free and voluntary act and deed of said associates, as Trustee as aforesaid, for the uses and purposes therein set forth.

NOV 9 1988

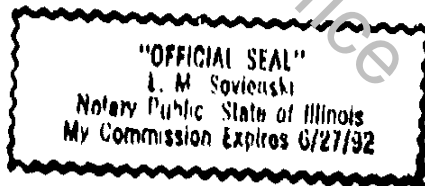
GIVEN under my hand and notarial seal this day of _____, 1988.

J. M. Savienski
Notary Public

My Commission expires:

(SEAL)

(1409/F)



88520055

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STATE OF ILLINOIS)
) SS
COUNTY OF C O O K)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT PAUL CUSSIN and DONALD G. LEVINE, personally known to me to be general partners of 59 EAST RANDOLPH LIMITED PARTNERSHIP and 139-41 NORTH WABASH LIMITED PARTNERSHIP, Illinois limited partnerships, and 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 as such general partners of said limited partnerships they signed and delivered the said instrument as general partners of said limited partnership, pursuant to authority given by resolution of said limited partnerships, as their free and voluntary act, and as the free and voluntary act and deed of said limited partnerships, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 22nd
day of Nov, 1988.

James D. Carrigan
Notary Public

My Commission expires:
9-17-89

[SEAL]

(1409/F)

Notary of Cook County Clerk's Office

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STATE OF ILLINOIS)
 DUPAGE) SS
COUNTY OF ~~COOK~~)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT M. KATHLEEN McDONALD, personally known to me to be an Assistant Vice President of FIRST WISCONSIN NATIONAL BANK OF MILWAUKEE, a national banking association and personally known to me to be the same person name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 17th day of November, 1988

Sabellia J. [Signature]
Notary Public

My Commission expires:

11/21/89

(SEAL)

(1409/F)

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EXHIBIT A

Description of the Real Estate

PARCEL ONE (TRUST 63352):

LOT 2 IN BLOCK 12 IN FORT DEARBORN ADDITION TO CHICAGO OF THE SOUTH WEST QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO (TRUST 63353):

THE EAST HALF OF LOT 1 IN BLOCK 12 FORT DEARBORN ADDITION TO CHICAGO, IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(1409/F)

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