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AMENDMENT TO FEE AND LEASEHOLD MORTGAGE

88060468

THIS AMENDMENT TO FEE AND LEASEHOLD MORTGAGE made the day of February, 1988, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing under the laws of the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Trustee in pursuance of a Trust Agreement dated May 25, 1979 and known as Trust No. 46602 and STANDARD BANK AND TRUST COMPANY, a corporation duly organized and existing under the laws of the State of Illinois, not personally, but as Trustee under the provisions of deed or deeds in trust duly recorded and delivered to said Trustee in pursuance of a Trust Agreement dated January 27, 1977, and known as Trust Number 5186, the Fee Owners and Tenants (both the Fee Owners and Tenants hereinafter collectively referred to as "Mortgagor") and HOWARD SAVINGS AND LOAN ASSOCIATION, a corporation existing under the laws of the State of Illinois, with offices at 1700 North Milwaukee Avenue, Glenview, Illinois ("Mortgagee").

WITNESSETH:

WHEREAS, the Mortgagor borrowed the sum of Three Million Six Hundred Sixteen Thousand and 00/100 Dollars (\$3,616,000.00) from the Mortgagee as evidenced by a Fee and Leasehold Mortgage which was executed on the 27th day of August, 1987 and recorded with the Recorder of Deeds of Cook County, Illinois on the 4th day of September, 1987 as Document No. 87488034. The Fee and Leasehold Mortgage secures the real estate commonly known as 185 North Wabash Street, Chicago, Illinois, which real estate is legally described on Exhibit A, which is attached hereto and made a part hereof; and

WHEREAS, the Mortgagor has borrowed the additional sum of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) from the Mortgagee and has executed and delivered to the Mortgagee a Promissory Note of even date herewith obligating it to pay to the Mortgagee the said sum of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00) with interest thereon as provided for in said Note; and

WHEREAS, the Fee and Leasehold Mortgage as hereby amended, shall stand as security for the payment of the principal indebtedness under the original Note according to its tenor and effect in the amount of Three Million Six Hundred Sixteen Thousand and 00/100 Dollars (\$3,616,000.00) and to secure the payment of the principal indebtedness under the additional Promissory Note according to its tenor and effect, in the amount of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00).

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NOW, THEREFORE, for and in consideration of the loan by Mortgagee to Kenneth E. Kaiser, one of the beneficiaries of the aforesaid Mortgage, of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00), and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Mortgage dated the 27th day of August, 1987 and recorded with the Recorder of Deeds of Cook County, Illinois on the 4th day of September, 1987 as Document No. 87488034 is hereby amended to include the aforementioned loan in the principal amount of One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00), plus interest, premiums, costs and fees.

IN WITNESS WHEREOF, Mortgagor by the duly authorized officer and agent has caused this Mortgage to be duly signed, sealed and delivered the day and year first above written.

This instrument is executed by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO are undertaken by it solely as trustee, as aforesaid and not in which any personal liability shall be asserted or be enforceable against AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO by reason of any of the covenants, statements, representations or warranties contained in this instrument.

MORTGAGOR:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee aforesaid

By: _____
Title: _____

ATTEST:

Nancy Hauer
Title: Assistant Secretary
STANDARD BANK AND TRUST CO.

STANDARD BANK & TRUST COMPANY,
TRUSTEE under Trust Agreement
dated January 27, 1977 and known
as Trust No. 5186

By: Dennis Rodch
Title: VICE PRESIDENT

ATTEST:

[Signature]
Title: _____

THIS INSTRUMENT PREPARED BY:
Michael D. Firsel
Schain, Firsel, Brown & Burney, LLC
120 West Madison Street
Suite 1100
Chicago, Illinois 60602
(312) 332-0200
pamHOWARD/pdr

This instrument is signed, sealed and delivered by STANDARD BANK AND TRUST COMPANY, solely in its capacity as Trustee as aforesaid. Any and all duties, obligations and liabilities of the Trustee hereunder are to be performed by said STANDARD BANK AND TRUST COMPANY only as such Trustee. Any claims, demands and liabilities which may at any time be asserted against the Trustee hereunder shall be paid, collected or satisfied solely out of the property or assets in the possession of said STANDARD BANK AND TRUST COMPANY as Trustee as aforesaid, and the said STANDARD BANK AND TRUST COMPANY does not undertake, nor shall it have any personal or individual liability or obligation of any nature whatsoever by virtue of the execution and delivery hereof, nor shall STANDARD BANK AND TRUST COMPANY, either individually or as Trustee, be under any duty or obligation to sequester the trust issues and profits arising from the property described or any other property which may be held under the terms and conditions of said Trust Agreement.

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The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois.

Witness my hand and the seal of said County at Chicago, Illinois, this _____ day of _____, 19____.

Clerk of Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

Notary Public for Cook County, Illinois

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STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

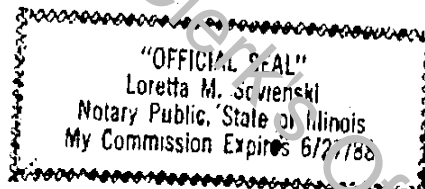
I, LORETTA M. SOVIENSKI, a Notary Public, in and for said County, ~~in the State~~ aforesaid, DO HEREBY CERTIFY that ~~J. MICHAEL WHELAN~~ VICE President of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, an Illinois corporation and SUZANNE G. BAKER ASSISTANT Secretary of said corporation are personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act for the uses and purposes therein set forth; and said Secretary then and there acknowledged that he, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation as Mortgagor as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this day **FEB** 9 1988, 1988.

Loretta M. Sovienksi

 Notary Public

My Commission Expires: _____



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INVESTIGATION REPORT

Case No. 123456789

Subject: [Illegible]

Date: [Illegible]

Location: [Illegible]

Investigator: [Illegible]

Summary: [Illegible]

Details: [Illegible]

Conclusion: [Illegible]

Recommendations: [Illegible]

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

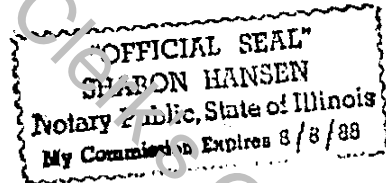
I, Sharon Hansen, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dennis Radek, Vice President of STANDARD BANK AND TRUST COMPANY, an Illinois corporation and Nancy Havey, Assistant Secretary of said corporation are personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, for the uses and purposes therein set forth; and said Secretary then and there acknowledged that he, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said corporation as Mortgagor as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 9th day of February, 1988.

Sharon Hansen
Notary Public

My Commission Expires: 8-8-88

LND/mtgJEPSON



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EXHIBIT "A"

(Legal Description)

PARCEL I:

Lots 3 to 6 both inclusive in Richard T. Haines' subdivision of Lots 1 to 5 in Block 10 of Fort Dearborn addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

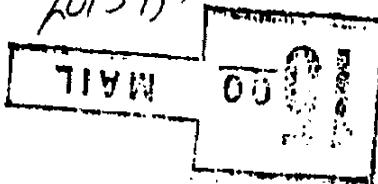
PARCEL II:

Leasehold estate created in and by that certain indenture of lease made by Lucy J. Atwater to Chauncy Keep dated January 31, 1912 and recorded April 16, 1912 as Document Number 4947021 as amended by three supplemental leases or agreements between the same parties, the first dated June 30, 1916 and recorded July 19, 1916 as Document Number 5913464, the second dated June 30, 1922 and recorded July 19, 1922 as Document Number 7580239 and the third dated March 1, 1925 and recorded June 16, 1926 as Document Number 9310235 and as further amended by agreement dated January 25, 1961 and recorded February 7, 1961 as Number 18079865 demising the land and leasing for a term of 198 years commencing February 1, 1912 and ending January 31, 2110, the following described land:

Lots 1 and 2 in Richard T. Haines subdivision aforesaid, all in Cook County, Illinois.

Common Address: 185 North Wabash Avenue
Chicago, Illinois

Permanent Index Nos. 17-10-306-001
17-10-306-002



LND/ExAJEPSON

DEPT-01 RECORDING
T#1111 TRAN 1656 02/09/88 16:09:00
#3406 # 2 *--BB--060468
COOK COUNTY RECORDER

\$15.25

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COOK COUNTY CLERK'S Office

lots 1 and 2 EKO Law
lots 4, 5, 6 EKO Law

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DATE: 11/15/1988

(mailing label)

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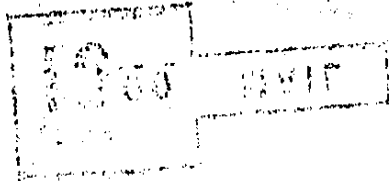
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Mail to:

Hanson & Shire, P. C.
Suite 1025
93 North Dearborn Street
Chicago, Illinois 60602
312-726-4714

Attn: Rose

11 15 1988 11:17
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