MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT is made this MAY 15, 1988, by and between <u>UNION NATIONAL BANK AND TRUST COMPANY OF ELGIN</u> ("Bank"), the owner of the Note and Mortgage bereinafter described, and <u>UNION NATIONAL BANK & TRUST COMPANY OF ELGIN, AS TRUSTEE UNDER TRUST AGREEMENT DATED 02/10/87 KNOWN AS TRUST NUMBER 1355, representing themselves to be the owners of the real estate hereinafter and in said Mortgage described ("Owner").</u>

- 1. In consideration of the mutual promises of the parties hereto, the parties herety agree to
- 1. Extend the time of payment of the indebtedness evidenced by the Note or Notes of BURKART & GEHLERKING, INC. dated OCTOBER 15, 1987, ("Note"), secured by a Mortgage ("Mortgage") recorded on OCTOBER 22, 1987, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 87570082, conveying to the Bank certain real estate in Cook County, Illinois, described as follows:

LOT 50 IN STREAMWOOD CRIEN MEADOWS EAST BEING A SUBDIVISION IN PART OF THE NORTHWEST DUARTER AND FART OF THE SOUTHWEST QUARTER OF SECTION 24 TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD P.M., IN COOK COUNTY, ILLINOIS

PIN: 05-24-301-001-0000

Common Address: LOT 50 - 129 RED CEDAR DCT/E, STREAMWOOD, IL

- 2. The amount remaining unpaid on the indebtedness due on the Note and secured by the Mortgage is \$40,263.29. 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 parrent (3%) plus Prime per annum after 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 barance, 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

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control in the event of any inconsistency between this Agreement and the Note 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 The Owner hereby waives and releases all rights and benefits Illinois. accruing under and by virtue of any and all statures 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 bank mole, or insolvency laws in the above-described real estate.

- This loan is payable in full on JULY 15, 1988. At maturity, you must repay the antire principal balance of the loan and unpaid interest them 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.
- Notwithstanding any of the provisions contained herein, the Owner hereby waives any and all rights of redemption from 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, acquiring 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.

ATTEST: Maciane hubon, AND

UNION NATIONAL BANK AS TRUSTEE

Theresa L

ATTEST:

Scott T. Vickers.

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STATE OF ILLINOIS) SS. COUNTY OF KANE

I, Brenda D. Rainey, a Notary Public in and for said County in the State aforesaid, DO HERERY CERTIFY that Debra Duppler, C.S.O. and Marianne A. Nelson. Assistant Vice President 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 acknowledges 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 used and purposes therein set forth; and the Cashier then and there acknowledged that as custodian of the corporate seal of said Bank, he did affire 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 MAY 15, 1988

Bronda D. Rainey, Notary Public

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OFFICIAL STAL BRENDA D. RHINEY MOTARY PUBLIC STATE OF ILLIMOIS \$ 👔 My Commission Express 4/17/1990 💃

STATE OF ILLINOIS) 39, COUNTY OF HANE

1. Branda D. Rainey, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Theresa L. Fordy, Trust Department Manager of Union National Bank & Trust and Scott T. Victors, Vice President 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 aforesaid, for the uses and purposes therein set forth; and the said Trust Officer - Cashier them and there acknowledged that said Trust Officer - Cashier as custodian of the corporate sed 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 five and voluntary act of said Bank, as Trustee as aforesaid, for the uses and Aug S purposes therein set forth.

Given under my hand and Notarial Seal this MAY 15, 1988

BOX 333 - GG

This distrument was prepared by: PRENDA RAINEY UNION NATIONAL BANK 1 FOUNTAIN SQUARE PLAZA ELGIN, IL 60180

Brenda D. Rainey, Notary Public

AAAAAAAAAA OFFICIAL SEAL BRENDA D. BOINEY A MODARY COOLS, STATE OF ILLINOIS \$ My Commission Expres 4/17/1990