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LOAN MODIFICATION AGREEMENT

THIS AGREEMENT, is made and entered into as of December 1, 1991, by and between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois corporation ("BANK"); CHICAGO TITLE AND TRUST COMPANY ("TRUSTEE") LEONARD CERULLO AND CHERYL CERULLO, HIS WIFE, ("BORROWERS").

WHEREAS:

1. The BORROWERS have heretofore executed a Principal Note dated October 3, 1988 in the principal amount of Two Hundred Eight Thousand and 00/100 (\$208,000.00) Dollars ("NOTE"), of which the BANK is presently the holder;
2. The NOTE is secured by a Trust Deed dated October 3, 1988 and recorded in the Recorders Office of Cook County, Illinois as document number 88546892 ("TRUST DEED"), conveying to TRUSTEE certain real estate described in Exhibit "A" attached hereto and by this reference incorporated herein ("REAL ESTATE");
3. The NOTE is further secured by an Assignment of Rents of even date therewith and recorded in the Recorders Office of Cook County, Illinois as document number 88546893 ("ASSIGNMENT OF RENTS") assigning all the rents and profits from the REAL ESTATE;
4. The BANK has disbursed to BORROWER the sum of Two Hundred Eight Thousand and 00/100 (\$208,000.00) Dollars which amount represents the entire principal sum of the indebtedness evidenced by the NOTE;
5. The interest rate evidenced on said NOTE is 10.125% per annum;
6. The BORROWERS desire to amend the loan amount, interest rate, maturity date and repayment terms evidenced by the NOTE;
7. The BANK has agreed to such modification pursuant to the terms and conditions of a commitment of the BANK dated November 4, 1991 ("COMMITMENT").

NOW THEREFORE, notwithstanding anything contained in the NOTE, TRUST DEED, and ASSIGNMENT OF RENTS, and in consideration of the mutual covenants, conditions, and premises contained herein, the PARTIES HERETO AGREE AS FOLLOWS:

- A. The principal amount evidenced by the NOTE as of this date is ONE HUNDRED SEVENTY THOUSAND AND 00/10 (\$170,000.00) Dollars.
- B. The interest rate evidenced by NOTE as of this date is 7.50% per annum;
- C. Principal and Interest payments of Five Thousand Two Hundred Eighty-Eight and 06/100 (\$5,288.06) Dollars are due monthly beginning the first day of January, 1992 and are due on the 1st day of each and every month thereafter until the maturity date stated herein;
- D. The maturity date of the loan is hereby amended to December 1, 1994;
- E. Except as modified herein, the terms, covenants and conditions of the TRUST DEED and ASSIGNMENT OF RENTS shall remain unchanged and otherwise in full force and effect. In the event of any inconsistency between the terms of this agreement and the terms of the NOTE and/or TRUST DEED and ASSIGNMENT OF RENTS, the terms herein shall control.
- F. The lien of the TRUST DEED and ASSIGNMENT OF RENTS are hereby modified as security for the payment of the principal sum evidenced by the NOTE and amended by this MODIFICATION AGREEMENT.
- G. This agreement shall be governed by and construed under the law of the State of Illinois.

Mail To: MID TOWN BANK
 Attn: Brenda Anderson
 2021 N. Clark St.
 Chgo IL 60614

BOX 333-

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IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and the year first written above.

MID TOWN BANK AND TRUST COMPANY OF CHICAGO ("BANK")

By: Mary C. Sweeney
Mary C. Sweeney, Vice President

Attest: Carmen Rosario
Carmen Rosario, Assistant Secretary

BORROWER:

Leonard Cerullo
Leonard Cerullo

Cheryl Cerullo
Cheryl Cerullo

CHICAGO TITLE AND TRUST COMPANY OF CHICAGO ("TRUSTEE")

By: James Lawrence

Attest: James Boler

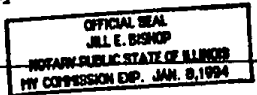
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Mary C. Sweeney, Vice President of Mid Town Bank and Trust Company of Chicago, an Illinois corporation, and Carmen Rosario, Assistant Secretary of said Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary acts of said corporation, for the uses and purposes therein set forth; and the Assistant Secretary did also then and there acknowledge that she, as custodian of the corporate seal of said corporation, did affix said corporate seal to said instrument as her own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this December 1, 1991.

Jill E. Busky
Notary Public

My commission expires:



Notary Clerk's Office

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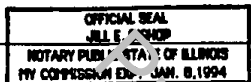
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Leonard Cerullo and Cheryl Cerullo, are 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 they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this December 1, 1991.

Jill E. Bishop
Notary Public

My commission expires:



STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that LAVERNE LAWRENCE of Chicago Title and Trust Company, an Illinois corporation, and _____ of said Illinois corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary acts of said corporation, for the uses and purposes therein set forth; and the ~~Assistant Secretary~~ did also then and there acknowledge that he, as custodian of the corporate seal of said corporation did affix said corporate seal to said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 1st day of December, 1991.

Karen Haughton
Notary Public

My commission expires:



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EXHIBIT "A"

LEGAL DESCRIPTION:

UNIT 6603 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22434263, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

17-03-220-020-1404

PROPERTY COMMONLY KNOWN AS:

175 E. DELAWARE, #6603, CHICAGO, ILLINOIS

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