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#### MORTGAGE MODIFICATION AGREEMENT

AGREEMENT dated as of November 16, 1991 between American National Bank & Trust Company of Chicago, not personally, but as Trustee under Trust Agreement dated March 16, 1988 and known as Trust Number 104921-06 ("Trust"), First Illinois Bank of Evanston, N. A. ("Bank"); and Ja; J. Strauss, Stefan Zajczenko and Donald Doering ("Guarantors").

- Trust was originally indebted to Bank in the principal sum of One Million Two Hundred Thousand and No/100 (\$1,200,000) as evidenced by a Mortgage Note ("Note") dated as of May 1, 1991. Said indebtedness has been subsequently reduced from time to time by the sale of various condominium units down to its existing balance of Five Hundred Thousand and no/100 (\$505,000.00). Said Note is secured in part by a Mortgage, Securify Agreement and Financing Statement ("Mortgage") and Assignment of Rents applicable to the property commonly known as 726-32 Hinman, Evanston, Illinois, legally described on Exhibit A attached hereto, which documents were recorded with the Cook County Recorder of Deeds on May 17, 1991 as Document Nos. 91-235698 and 91-235699.
- Said Note is also secured by a Guaranty of Payment and Performance dated as or May 1, 1991, executed by the Guarantors
- Trust and Guarantors have requested an extension of the maturity С. late of the Note from November 16, 1991 to February 14, 1992 and Bank is willing to grant such extension pursuant to the terms and provisions of this Apreement and the Mortgage Note dated November 1, 1991 in the principal sum of Five Bundred Thousand and no/100 (\$500,000) ("Replacement Note").

NOW THEREFORE, in consideration of the above Registration \$15.50 hereto do hereby acknowledge and agree as follows + A \*-91-693572 ZUUK CUUNTY RECURDER

- Trust and Guarantors do hereby acknowledge that the Mortgage, Assignment of Rents, Guaranty and other applicable Security Documents are in full force and effect.
- The Mortgage, Assignment of Rents and other Security Documents 2. are hereby modified to provide that such instruments are also granted as collateral security for repayment of the Replacement Note.
- Guarantors do hereby reaffirm and ratify their Guaranty. 3.
- In all other respects, the Mortgage, Assignment of Rents and 4. other applicable Security Documents are hereby ratified and reaffirmed.

THIS DOCUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO: First Illinois Bank of Evanston, N.A. Attn: James Wasson 800 Davis Street 91600572 Evanston, IL 60204

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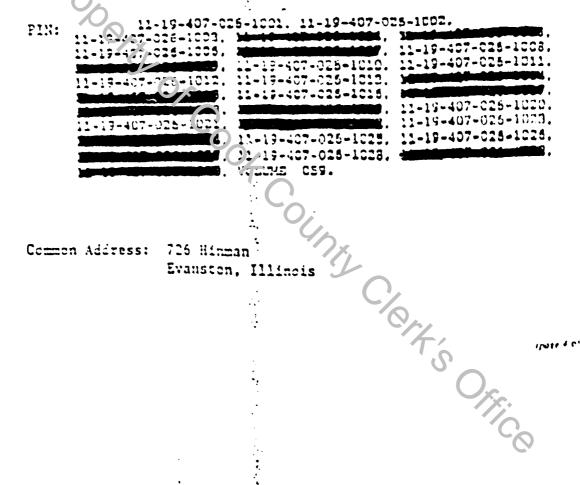
Dated at Evanston, Illinois as of the date first above written.

American National Bank & F Trust Company of Chicago, Trustee aforesaid & not individual	IRST ILLINOIS	BANK OF	EVANS'	ron, n.a.
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By A Mall a Letter Johanson	Ву	, 	i 	
Attest: Gregory S. Kasper K	Its		<i>i</i> · ,	
Attest: ASSISTANT SECRETARY				
Jay J. Strauss				
stefan Zivezunko				
Donald Doefing	h,			
STATE OF ILLINOIS )	J.C.			!
COUNTY OF COOK TUSE	0,	·		
I, , a rand county aforesaid, DO HEREBY CER	otary public TIFY, that	in and i	for the	state
Gregory C. Rasprank of Ame	rican Nationa	1 Bank	.Trust	Company
of Chicago personally appeared before that he signed the foregoing in voluntary act, and as the free and personally but as Trustee aforesaid	strument as <u>T</u> voluntary act	of said	le and Bank,	not
of said Bank to be affixed thereto, set forth.	for the uses	and pur	poses	therein
Given under my hand and seal this _	day	0f 1766	G 7/4	991.
	Notary Pub	Sovie	nski	
	**************************************	State	*	

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STATE OF ILLINOIS )
COUNTY OF COOK )
I, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that hims in a county extent.
of First Illinois Bank of Evanston, N.A., personally appeared before me in person and acknowledged that he
signed the foregoing instrument as the free and voluntary act, and as the free and voluntary act of said Bank, not personally but as Trustee aforesaid, and caused the corporate seal of said Bank to be affixed thereto, for the uses and purposes therein set forth.
Given under my rand and seal this 20th day of Lordale, 1991.
Notary Public
STATE OF ILLINOIS )  COUNTY OF COOK )
and county aforesaid, DO HEREBY CERTIFY, that Jay J. Strauss, Stefan Zajczenko and Donald Doering personally appeared before me and acknowledged that he signed the foregoing instrument as free and voluntary act, for the uses and purposes therein set forth.
Given under my hand and seal this day of, 1991.
Notary Public  Notary Public  Notary Public  Notary Public

UNIT NUMBERS 101.101.103.104.104.1.0.001.200.008.006. 210.301.303.305.306.808

. DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 31 AND 32 IN BLOCK 2 IN REDZIE AND REENEY'S ADDITION TO EVANSION, BEING A SUBDIVISION IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDEMINION RECORDED AS DOCUMENT NUMBER 24227607; TOSETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENIS.



Common Address: 726 Himman

Evanston, Illinois