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EXTENSION AGREEMENT AND MODIFICATION OF MORTGAGE

WHEREAS, FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE ("Mortgagee"), has loaned to PARKWAY BANK AND TRUST COMPANY, not personally, but as Trustee under Trust Agreement dated June 27, 1984, and known as Trust No. 6720 ("Mortgagor") the sum of ONE-HUNDRED FIFTY THOUSAND and No/100 DOLLARS (\$150,000.00), (the "Loan") as evidenced by a Note dated October 3, 1989 (the "Note"), and secured by a Mortgage dated October 3, 1989 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 89487213 (the "Mortgage") covering the following described premises:

LOT 2 IN KROHN'S CHESTNUT AVENUE SUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF SECTION 26 AND THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 26, 1978 AS DOCUMENT NO. 24419582, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04 26 100 040 0000 VOL. 133

COMMON ADDRESS: LOT 2 IN KROHN'S CHESTNUT AVENUE (VACANT LAND)

WHEREAS, the Mortgagor has requested, and Bank has agreed to an extension of the maturity and a modification of the terms and conditions of the aforesaid loan,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The unpaid balance of the Note is currently ONE HUNDRED FIFTY THOUSAND and 00/100 DOLLARS (150,000.00).
2. The maturity of the Note is hereby extended from January 3, 1991 to April 3, 1991.
3. The monthly installments of interest, shall begin February 3, 1991 and continue the 3rd day of each month thereafter, until maturity. Interest shall be payable on the Note, as extended, at the rate of two percent (2.00%) per annum over the prime rate of First State Bank & Trust Company of Park Ridge as determined from time to time. Interest after maturity, whether by acceleration or otherwise, shall be at the rate of five percent (5.00%) per annum over said prime rate. Interest shall be computed on the basis of a 360 day year for the actual number of days elapsed.
4. All other terms and conditions of the Note and the aforesaid Mortgage are hereby incorporated by reference herein and in all respects the Note and Mortgage, and all other documents executed pursuant to the Loan, except as hereby modified, shall remain unchanged and continue in full force and effect.

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Beneficiaries only

5. Mortgagor/Beneficiar(y)ies represents and warrants that (a) there has been no default under the Note, Mortgage or any other Loan document, nor has there been an event, which is continuing, which might mature into a default; (b) there has been no adverse change in the financial condition of the Mortgagor/Beneficiar(y)ies, or any of them, or any other person(s) or entity(s) that are obligated on the Loan, whether directly or indirectly, absolutely or contingently, jointly or severally, or jointly and severally; and (c) there has been no diminution in the value of the mortgaged property or any other property securing the Loan.

Beneficiaries only

6. Mortgagor/Beneficiar(y)ies, by execution of this Agreement, hereby reaffirms, assumes and agrees to be bound by all of the obligations, duties, rights, representations, warranties, covenants, terms and conditions that are contained in the Note and the Mortgage.

IN WITNESS WHEREOF, the parties hereto have signed, sealed and delivered this Agreement as of the 3rd day of January 1991.

FIRST STATE BANK & TRUST COMPANY
OF PARK RIDGE

MORTGAGOR

By: [Signature]
Assistant Vice President

PARKWAY BANK AND TRUST COMPANY
not personally, but solely as Trustee
as aforesaid,

Attest: [Signature]
Assistant Vice President

[Signature]
Ass't VP & TRUST OFFICER

Attest: [Signature]
Ass't Trust Officer

[Signature]
Richard J. Krohn

This Agreement is signed by Parkway Bank & Trust Co., not individually but solely as Trustee under a certain Trust Agreement known as Trust No. 6720. Said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be paid only out of any trust property which may be held thereunder. Said Trustee shall not be personally liable for the performance of any of the terms and conditions of this agreement or for any validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of Parkway Bank and Trust Co. is hereby expressly waived by the parties hereto and their respective successors and assigns.

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DEPT-01 RECORDING \$16.00
T#8888 TRAN 8715 02/20/91 14:52:00
#1615 #14 *-91-079603
COOK COUNTY RECORDER

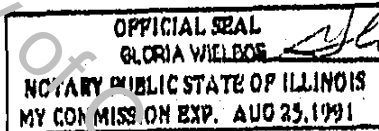
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STATE OF ILLINOIS))
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Rosanne DuPass, Asst. Vice Pres. of Parkway Bank And Trust Company, and JoAnn Kubinski, Asst. Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice President/Trust Officer & Asst. T.O. respectively, 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 Asst. Trust Officer then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix 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 14th day of February, 1991.



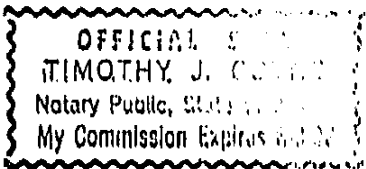
Gloria Wielgosz

Notary Public

STATE OF ILLINOIS))
) ss.
COUNTY OF COOK)

I, the undersigned a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Carolyn S. Sime, Assistant Vice President of First State Bank & Trust Company of Park Ridge, and Tom Olen, Assistant Vice President of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers, respectively, 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 for the uses and purposes therein set forth; and the said Assistant Vice President then and there acknowledged that he, as custodian of the corporate seal of said Bank, did affix 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 14th day of February, 1991.



Timothy J. Coyne

Notary Public

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STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Richard J. Krohn, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including release and waiver of right of homestead.

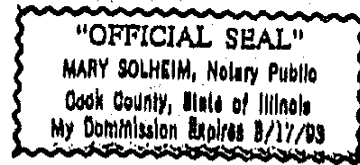
GIVEN under my hand and Notarial Seal this 14th day of February, 1981.

Mary Solheim

Notary Public

This instrument prepared by and deliver to:

Tom Olen, Assistant Vice President
FIRST STATE BANK & TRUST COMPANY OF PARK RIDGE
607 W. Devon Av.
Park Ridge IL 60068



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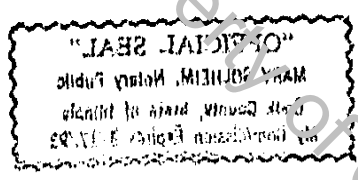
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