MORTGAGE MODIFICATION AGREEMENT

AGREEMENT dated as of December 15, 1990 between First Illinois Bank of Evanston, N.A. ("Trust"), not personally, but as Trustee under Trust Agreement dated December 5, 1989 and known as Trust Number R-3683; Elmdale/Thorndale Partnership, an Illinois General Partnership ("Guarantor"); and First Illinois Bank of Evanston, N.A., a National Association ("Bank").

RECITALS

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- A. Trust is indebted to Bank in the principal sum of four nurired thousand dollars and 00/100 (\$400,000,00), as evidenced by a Note dated as of December 15, 1989. Said Note is secured by a Mortgage and Assignment of Rents dated as of December 15, 1989 applicable to the property commonly known as 1442 W. Thorndale, Chicago, Illinois, legally described on Exhibit A attached hereto, which Mortgage was recorded with the Cook County Recorder of Deeds December 29, 1989 as Document No. 89622818. Said Mortgage was also in the principal sum of four hundred thousand dollars and no/100 (\$400,000.00). Said Assignment of Rents was recorded with the Cook County Recorder of Deeds December 29, 1989 as Document No. 89622819.
- 3. Trust and Guarantor have requested an extension of the maturity date of the Note from Decamber 15, 1990 to February 15, 1991, and Bank is willing to grant such extension pursuant to the terms and provisions of this Agreement and the Note dated December 15, 1990 in the principal sum of four hundred thousand dollars and 00/100 (\$400,000.00) ("Replacement Note.")

NOW THEREFORE, in consideration of the above recitals, the parties hereto do hereby agree and acknowledge as follows:

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

OF TURNSTON

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DATED AT EVANSTON, ILLINOIS AS OF THE DATE FIRST ABOVE WRITTEN.

First Illinois Bank of Evanston, N.A., Trustee afores	First Illinois Bank of aid Evanston, N.A.
and not individually	BOTIL
wore Valence Son.	By: DIVING IN TANK
NICE PRESIDENT AND TRUST STUCEN Attest: JURGARIA	Y V) L BOUGLAS W. DANCER
ELMDALE/THORNDALE PARTNERSHIP	Administration ASSISTANT VICE PRESIDENT
PARTNERSHIE, SY:	WA TERIMOTO OFFICERS
Jan	diana de fatongini
James L. Prange	Siamak Jahangiri
Allagen	Chitofuel Trues
Alex Britva	Christopher L. Krueger
P. Wut	OFFICIAL SEAL DEBORA WOOLKIDGE
Joh P. With	State of filesis
	My Guranission Expires 9-26-94 }
CMAND OF TITTMOTEL	

STATE OF ILLINOIS)
COUNTY OF COOK () SS

I long William, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY that Some Mennet Summ Mock of First Illinois Bank of Evanston, N.A., appeared before me in person and acknowledged that they signed the foregoing instrument as their free and voluntary act, and as the free and voluntary act of said corporation, not personally, but as Trustee aforesaid, and caused the corporate seal of said corporation to be affixed thereto, for the uses and purposes therein set forth.

-Woo Index

Given under my hand this 21st day of December, 1990.

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STATE OF ILLINOIS)
COUNTY OF COOK ()SS

I, Understance a notary public in and for the state and	
county aforesaid, DO HEREBY CERTIFY that Dry Dones,	
of First Illinois Bank of Evanston, N.A.,	
personally appeared before me in person and acknowledged that	
he signed the foregoing instrument as his free and voluntary	
act for the uses and purposes therein set forth.	
Given under my hand this Zad day of Jonuan, 1990.	
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OFFICIAL SEAL Notary Public	
STATE OF ILLINOIS) State of Illinois Stat	
COUNTY OF COOK) Ss State of minols My Comprission Expires 12-24-94	

I, KINNO M. Sandha notary public in and for the state and county aforesaid, DO HEREBY CERTITY that James L. Prange, Alex Britva, Jon P. With, Siamak Jahangiri, and Christopher L. Krueger, of Elmdale/Thorndale Partnership, an Illinois General Partnership, personally appeared before me and acknowledged that they signed the forecoing instrument as their free and voluntary act, for the user and purposes therein set forth.

Given under my hand and seal this 20 of December, 1990.

" OFFICIAL SEAL " RICHARD M. SMITH NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3/9/94

Notary Public

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1442 THORNDALE, CHICAGO, ILLINOIS LEGAL DESCRIPTION

Lots 23, 24 and 25 in Kransz's Third Addition to Edgewater, being a Subdivision in the Northwest 1/4 of the Southwest 1/4 of Section 5, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

91079210

DEPT-01 RECORDING

745555 TRAN 4975 02/20/91 11:23:00

COOK COUNTY RECORDER

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Property of County Clerk's Office