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92642031 LOAN MODIFICATION AGREEMENT

THIS AGREEMENT, is made and entered into as of July 24, 1992, but made effective as of June 1, 1992, by and between MID TOWN BANK AND TRUST COMPANY OF CHICAGO, an Illinois Corporation ("BANK"), CHICAGO TITLE AND TRUST COMPANY ("TRUSTEE"), MID TOWN BANK AND TRUST COMPANY OF CHICAGO, NOT PERSONALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED 6/3/87 A/K/A TRUST NO. 1532 ("BORROWER") AND DONNA K. CONJAR, THOMAS E. HAVERSTOCK, JOEL BROOK AND LAWRENCE W. CONJAR ("GUARANTORS").

WHEREAS:

- 1. The BORROWER has heretofore executed an Installment Note dated June 26, 1987 in the principal amount of Four Hundred Thousand and 00/100 (\$400,000.00) ("NOTE"), of which the BANK is presently the holder;
2. The NOTE is secured by a Trust Deed dated June 26, 1987 and recorded in the Recorders Office of Cook County, Illinois as document number 87371153 ("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 87371154 ("ASSIGNMENT OF RENTS") assigning all the rents and profits from the REAL ESTATE;
4. The NOTE is further secured by a Collateral Assignment of the Beneficial Interest in that certain Land Trust which is known as Mid Town Bank and Trust Company of Chicago a/t/u Trust Agreement dated 6/3/87 a/k/a Trust No. 1532 ("ASSIGNMENT OF BENEFICIAL INTEREST") which land trust holds title to the described REAL ESTATE;
5. The NOTE is further secured by a Personal Guaranty ("GUARANTY") dated of even date therewith and executed by the GUARANTORS guaranteeing repayment of the indebtedness evidenced by said NOTE;
6. The BANK has disbursed to BORROWER the sum of Four Hundred Thousand and 00/100 (\$400,000.00) which amount represents the entire principal sum of the indebtedness evidenced by the NOTE;
7. The interest rate evidenced on said NOTE is ten and three-eighths percent (10.375%) per annum;
8. The maturity date evidenced on said NOTE is July 1, 1994;
9. The BORROWER and the GUARANTORS desire to amend the repayment terms as evidenced by the NOTE;
10. The BANK has agreed to such modification pursuant to the terms and conditions of a commitment of the BANK dated July 24, 1992 ("COMMITMENT").

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

- A. Payments of interest only on the outstanding principal balance shall be due beginning July 1, 1992, and shall continue monthly through and including December 1, 1992. Beginning January 1, 1993, payments of principal and interest in the amount of Three Thousand Seven Hundred Forty-One and 08/100 (\$3,741.08) Dollars shall be due each and every month thereafter until maturity when all remaining principal and interest is due in full.
B. Except as modified herein, the terms, covenants and conditions of the TRUST DEED, ASSIGNMENT OF RENTS AND GUARANTY shall remain unchanged and otherwise in full force and effect. In the even of any inconsistency between the terms of this agreement and the terms of the NOTE and/or TRUST DEED, ASSIGNMENT OF RENTS AND GUARANTY, the terms herein shall control.
C. 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.
D. This agreement shall be governed by and construed under the laws of the State of Illinois.

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

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

By: Mary G. Sweeney, Vice President
Attest: Brenda Anderson, Assistant Secretary

171-11-059 NA Late date

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BORROWER:

MID TOWN BANK AND TRUST COMPANY OF CHICAGO, not personally but as Trustee as aforesaid:

By: Mary Roche
Mary Roche, Trust Officer

Attest: Brenda Anderson
Brenda Anderson, Assistant Secretary

GUARANTORS:

X Donna K. Conjar
Donna K. Conjar

X Robert L. Hesterstock
Robert L. Hesterstock

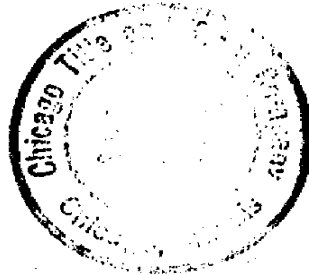
X Joel [unclear]
Joel [unclear]

X Lorraine W. Conjar
Lorraine W. Conjar

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

SECRET VICE PRESIDENT Genevieve Annenue

Attest: [Signature]
Assistant Secretary



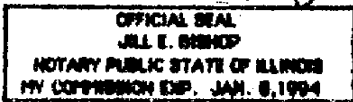
STATE OF ILLINOIS)
COUNTY OF COOK)

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 Brenda Anderson, 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 24th day of July, 1992.

Jill E. Bishop
Notary Public

My commission expires:



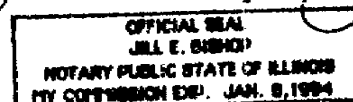
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Mary Roche, Trust Officer of Mid Town Bank and Trust Company of Chicago, an Illinois corporation, and Brenda Anderson, 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 Trust Officer 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 24th day of July, 1992.

Jill E. Bishop
Notary Public

My commission expires:



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COOK COUNTY CLERK'S OFFICE
11092642031

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 Donna W. Conjar, Thomas E. Haverstock, Joel Brook and Lawrence W. Conjar, personally 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 24th day of July, 1992.

Danealle C. Leibsker
Notary Public

My commission expires:



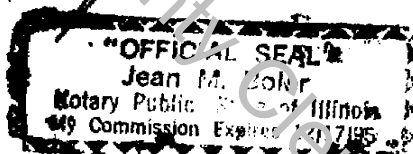
STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that LAVERNE LAWRENCE, ASST. VICE PRESIDENT of Chicago Title and Trust Company, an Illinois corporation, and 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 ASST. 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 he, as custodian of the corporate seal of said corporation did affix said corporate seal to said instrument as h 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 24th day of July, 1992.

Jean M. Zohr
Notary Public

My commission expires:



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EXHIBIT "A"

LEGAL DESCRIPTION:

LOT 5 (EXCEPT THAT PART THEREOF LYING BETWEEN THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE AND A LINE 21 FEET NORTHEASTERLY OF AND PARALLEL WITH SAID NORTHEASTERLY LINE OF MILWAUKEE AVENUE TAKEN FOR WIDENING SAID MILWAUKEE AVENUE) IN BLOCK 3 IN VILLAGE OF JEFFERSON IN THE SOUTH WEST 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

13-09-301-005

PROPERTY COMMONLY KNOWN AS:

5201-05 NORTH MILWAUKEE AVENUE, CHICAGO, ILLINOIS 60630

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92642031

MAIL TO

MIDTOWN BANK and TRUST Co.
OF CHICAGO
2021 N. CLARK ST
CHICAGO, IL 60614
ATTN: JILL BISHOP

BOX 333 - TH

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ADVISORY