

1992 FEB 18 PM 3:53 92100112

COOK COUNTY CLERK'S OFFICE FILED FOR RECORD

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WHEREAS, the payment and performance of the obligations and prior Note are secured by, among other things, that certain mortgage dated January 20, 1989 executed and delivered by Mortgagee to Mortgagee ("Mortgage") which Mortgage was recorded on January 20, 1989 as document 89032299 in the Public Records of Cook County, Illinois and which Mortgage constitutes a mortgage lien against the real property legally described on Exhibit A attached hereto and made a part hereof;

WHEREAS, pursuant to the Loan Agreement, Mortgagee executed and delivered to Mortgagee a Revolving Credit Promissory Note dated January 20, 1989 in the original principal amount of Five Million Five Hundred Thousand and 00/100 Dollars (\$5,500,000.00) (the "Prior Note"), which Prior Note evidences a portion of the obligations (as that term is defined in the Loan Agreement).

WHEREAS, on January 20, 1989, Mortgagee and Mortgagee mutually executed a Loan and Security Agreement (the "Loan Agreement"), under which Mortgagee advanced and agreed to advance certain sums of money to Mortgagee;

W I T N E S S E T H

3/98

This First Modification of Mortgage ("Modification") is made and entered into as of the 31 day of January, 1992 by and between American National Bank and Trust Company of Chicago, a national banking association, having an office at 33 North LaSalle Street, Chicago, Illinois 60690 (the "Mortgagee") and PSM Industries, Inc., a Delaware corporation, having its chief executive office at 3912 West McLean Avenue, Chicago, Illinois 60647 (the "Mortgagor").

First Modification of Mortgage

Shefsky & Froelich Ltd.  
444 North Michigan Avenue  
Suite 2500  
Chicago, Illinois 60611  
Attn: Linda R. Robison, Esq.

This document prepared by and when recorded return to:

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WHEREAS, Mortgagee requested that Mortgagee increase the line of credit evidenced by the Prior Note;

WHEREAS, Mortgagee agreed to increase the line of credit;

WHEREAS, Mortgagee executed and delivered to Mortgagee that certain Revolving Credit Promissory Note dated March 29, 1991 in the original principal amount of Seven Million and 00/100 Dollars (\$7,000,000.00) (the "New Note") evidencing the increased line of credit;

WHEREAS, Mortgagee and Mortgagee are simultaneously herewith modifying the Loan Agreement pursuant to a First Amendment to Loan and Security Agreement (the "First Amendment") (the Loan Agreement, New Note, First Amendment and Mortgage are hereinafter collectively referred to as the "Loan Documents") to reflect the increased line of credit;

WHEREAS, Mortgagee and Mortgagee desire to modify the Mortgage to reflect the New Note and the First Amendment;

WHEREAS, Mortgagee and Mortgagee desire to increase the maximum principal amount of the lien of the Mortgage to reflect the original principal amount of the New Note; and

WHEREAS, the parties hereto desire to memorialize the modification of the Mortgage by this writing;

NOW THEREFORE, in consideration of these premises, the mutual covenants set forth below, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereto agree to the following:

1. The foregoing recitals are hereby incorporated as if fully rewritten.
2. All capitalized terms used herein and not otherwise defined shall have the meaning ascribed to such terms in the Loan Documents.
3. The New Note is hereby put in place and instead of the prior Note in the Mortgage. All references in the Mortgage to the "Revolving Note" shall be deemed to reference the New Note.
4. In accordance with the original principal amount of the New Note the maximum principal amount of the lien of the Mortgage is hereby increased to Seven Million and 00/100 Dollars (\$7,000,000.00). All references to maximum principal amount in the Mortgage shall mean the Seven Million and 00/100 Dollars (\$7,000,000.00) maximum.

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Attest: [Signature] Attest: [Signature]

Its/ VICE PRESIDENT FINANCE [Signature]

By: [Signature] Its: [Signature]

PSM INDUSTRIES, INC., a Delaware corporation

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association

MORTGAGOR:

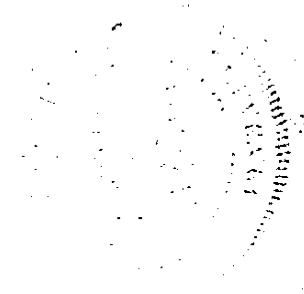
MORTGAGEE:

The parties hereto have executed this Modification as of the day and year first written above.

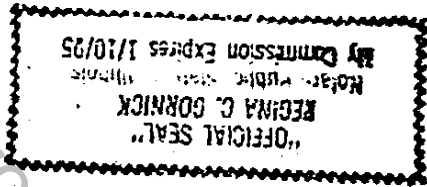
- 5. This Modification may be executed in any number of counterparts each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- 6. Except as and to the extent herein modified the Mortgage is and shall remain in full force and effect.

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My Commission Expires:

Notary Public

*[Handwritten signature]*

GIVEN under my hand and Notary Seal this 14 day of 1992.

*[Handwritten signature]*

I, *[Handwritten name]*, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that *[Handwritten name]* Vice President of American National Bank and Trust Company of Chicago, a national banking association, and Assistant Secretary of said national banking association, 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 use and purposes therein set forth; and the said Vice President did also then and there acknowledge that he as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his own free and voluntary act, and as the free and voluntary act of said national banking association, for the uses and purposes therein set forth.

COUNTY OF COOK

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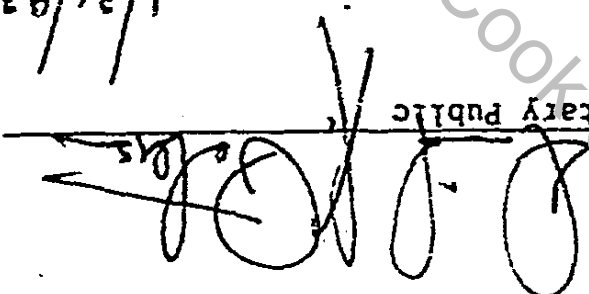
STATE OF ILLINOIS

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 Notary Public

"OFFICIAL SEAL"  
 DAVID J. PETERSEN  
 NOTARY PUBLIC, STATE OF ILLINOIS  
 MY COMMISSION EXPIRES 1-31-93

My Commission Expires: 1/31/93

GIVEN under my hand and Notary seal this 31 day of May, 1992

I, David J. Petersen, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILE GARY C. MAHNER personally known to me to be the WILE GARY C. MAHNER President of PSM Industries, Inc., a Delaware corporation, and SUSAN L. ANDERSON personally known to me to be the SUSAN L. ANDERSON Secretary of said corporation, and subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such WILE GARY C. MAHNER President and SUSAN L. ANDERSON Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

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 STATE OF ILLINOIS  
 COUNTY OF COOK



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Commonly known as: 3912 West McLean Avenue Chicago, Illinois 60647

Property of

PARCEL 2:  
THE NORTH 1/2 OF VACATED WALKER AVENUE LYING SOUTH OF AND ADJOINING  
LOTS 29 TO 37, BOTH INCLUSIVE AND THE SOUTH 1/2 OF VACATED MCLEAN  
AVENUE LYING NORTH OF AND ADJOINING LOTS 29 TO 30, BOTH INCLUSIVE, IN  
SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE NORTH WEST 1/4  
AND MOSS SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:  
ALL THAT PART OF THE EAST AND WEST 16 FOOT VACATED ALLEY LYING SOUTH OF  
AND ADJOINING LOTS 4 TO 9, BOTH INCLUSIVE AND LYING NORTH OF AND  
ADJOINING LOTS 30 TO 37, BOTH INCLUSIVE, IN PARCELS AND MOSS SUBDIVISION  
OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF  
SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1:  
LOTS 4 TO 9, BOTH INCLUSIVE, AND LOTS 29 TO 37, BOTH INCLUSIVE AND LOTS  
29 TO 30, BOTH INCLUSIVE, (EXCEPT THE NORTH 4 FEET OF LOTS 29 TO 30,  
BOTH INCLUSIVE DEDICATED FOR PUBLIC STREET PURPOSES BY PLAT OF  
DEDICATION RECORDED SEPTEMBER 29, 1966 AS DOCUMENT 19956481) IN PARCELS  
AND MOSS SUBDIVISION OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF THE  
NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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