### SEVENTH MORTGAGE MODIFICATION AGREEMENT

AGREEMENT dated as of April 1, 1992 between Chicago Title & Trust Company, not personally, but as Truster under Trust Agreement dated July 23, 1986 and known as Trust No. 1088744 ("Trust"). Bank One, Evanston, NA f/k/a First Illinois Bank of Evanston, N.A. ("Bank") and Murray Weinberg ("Guarantor").

#### RECITALS

A. Trust was originally indebted to Bank in the original principal sum of One Million Two Hundred Thousand and 00/100 Dollars (\$1,200,000) as evidenced by a Mortgage Note ("Note") dated as of March 16, 1988 and subsequently reduced by \$2,000 plus interest per month to its existing balance of One Million One Hundred Sixty-Three Thousand Three Hundred Sixty-Nine and 50/100 Dollars (\$1,163,369.50), which Note is secured in part by a Mortgage, Security Agreement and Financing Statement ("Mortgage") and and A signment of Rents applicable to the property commonly known as 817 W. Lakeside Chicago, Illinois, legally described on Exhibit "A" which documents were recorded with the Cook County Recorder of Deeds on March 29, 1988 as Document Nos. 8812845? and 88128453, respectively, as modified by the following Modification Agreements:

Daie of Modification	Date Recorded	Decument No.
April 1, 1989	June 16, 1989	89274097
Maarch 1, 1990	April 16, 1990	90169281
September 1, 1990	September 28, 1990	90474104
November 1, 1990	December 19, 1990	90615717
January 1, 1992	February 11, 1992	92~086582

- B. Said Note is also secured by the Guaranty of Payment and Performance dated as of March 16, 1988, executed by the Guarantor.
- C. Trust and Guarantor have requested an extension of the maturity date of the Note from April 1, 1992 to July 1, 1992 and Bank is willing to grant such extension pursuant to the terms and provisions of this Agreement and the Promissory Note dated April 1, 1992 in the principal sum of One Million One Hundred Sixty-Three Thousand Three Hundred Sixty-Nine and 50/100 (\$1,163,369,50) ("Replacement Note").

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

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- 1. Trust and Guarantor do hereby acknowledge that the Mortgage, Assignment of Rents and other applicable Security Documents are in full force and effect.
- 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.
- 3, Subject to the payment of an extension fee of \$2,908.42.
- 4. Guarantor does hereby reaffirm and ratify their Guaranty.
- 5. In all other respects, the Mortgage, Assignment of Rents and other applicable Security Documents are hereby ratified and reaffirmed.

THIS DOCUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO;

Bank One, Evanston, NA 800 Davis Street Evantion, IL 60201 Attn: James G. Wasson

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

Chicago Title & Trust Company, as Trustee aforesaid, and not personally

Bank One, Evansto, NA f/k/a
First Illinois Bank of Evanston, N. A

By: The Vice Prenders

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DO HEREBY CERTIFY, that Nicke in	Chiana Tills and Trust Company
Ayer Vin Province and According	of Chicago Title and Trust Company
instrument as their free and voluntary act, a	d acknowledged that they signed the foregoing
Company, not personally but as Trustee afor	
Company to be affixed thereto, for the uses	
Company to so one	
Given under my hand and seal this 1700 d	ay of April , 1992.
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Notary Public	OFFICIAL SEAL"
	Olintha Smith Hotary Public, State of Kanos
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COUNTY OF COOK )	<i>U</i> <sub>2</sub>
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HEREBY CERTIFY, that	income. Let before all of Bank
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me in person and acknowledged that he signo	
	act of said Bank, not personally but as Trustee aid Bank to be affixed thereto, for the uses and
purposes therein set forth.	and Bank to be affixed thereto, not the uses and
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Notary Public	
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STATE OF ILLINOIS ) ) SS	
COUNTY OF COOK )	
aforesaid, DO HEREBY CERTIFY, that	otary public in and for the state and county Murray Weinberg personally appeared before me egoing instrument as his free and voluntary act, for
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Lot 4 and the West 10 feet of Lot 3 in Horace A. Goodrich's Subdivison of the South 10 rods of the North 30 rods of the East 1/2 of the Northeast 1/4 of Section 17, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Feal Estate Index Number: 14-17-206-023

Property Address: 817 W. Lakeside, Chicago, Illinois 60640

Property of County Clerk's Office