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AMENDMENT TO JUNIOR REAL ESTATE MORTGAGE
AND ASSIGNMENT OF RENTS

This Amendment to Junior Real Estate Mortgage and Assignment of Rents (the "Amendment") dated as of July 15, 1993 is to that certain Junior Real Estate Mortgage and Assignment of Rents (the "Mortgage") dated September 18, 1989 executed by Bertram D. Roskin, also known as Bert D. Roskin, and Myrna Roskin (the "Mortgagor") in favor of First Chicago Bank of Oak Park, now known as The First National Bank of Chicago (the "Mortgagee"), and recorded as Document 89449555 on September 22, 1989 in the Cook County Recorder's Office to the premises legally described as:

LOTS 8, 9, 10, 11, AND 12 AND THAT PART OF VACATED RAILROAD AVENUE LYING SOUTH OF THE NORTH LINE OF LOT 8 PRODUCED WEST AND THE NORTH 1/2 OF VACATED EMERSON STREET LYING WEST OF THE WEST LINE OF LEAMINGTON AVENUE PRODUCED SOUTH ALL TAKEN AS A TRACT IN BLOCK 4 IN JOHN BROWN'S N1/2 S CENTER SIMPSON STREET STATION SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 323.10 FEET THEREOF) AS MEASURED ON THE EAST LINE OF SAID TRACT, IN COOK COUNTY, ILLINOIS

Address: 9400 North Leamington, Skokie, Illinois

DEPT-01 RECORDING \$27.50
100000 TRAN 3790 09/08/93 12:17:00
19462 * 93-715142
COOK COUNTY RECORDER

Permanent Index No.: 10-16-208-026

1. Preliminary Statement. The Mortgagor and Mortgagee wish to amend certain provisions of the Mortgage and in consideration of the mutual promises contained herein, agree as hereinafter provided.

2. Amendments. The Mortgagor and the Mortgagee hereby agree that the Mortgage shall be amended as follows:

A. The second paragraph of the first page of the Mortgage shall be deleted in its entirety and shall be replaced with the following:

WHEREAS, H. Roskin Motor Service, Inc. and First United Trust Company, not individually but as Trustee under Trust Agreement dated July 16, 1987 and known as its Trust No. 9963 (the "Debtors") are indebted to the Mortgagee, such indebtedness evidenced by that certain Note dated September 18, 1989 executed by the Debtors and payable to the order of the Mortgagee in the original principal amount of \$250,000, bearing interest and payable as provided therein (the "First Note"), by that certain Business Installment Note dated January 5, 1993 executed by H. Roskin Motor Service, Inc. and payable to the order of the Mortgagee in the original principal amount of \$90,000, bearing interest and payable as provided therein (the "Second Note"), and by that certain Business Installment Note dated July 15, 1993 executed by H. Roskin Motor Service, Inc. and payable to the order of the Mortgagee in the original principal amount of \$55,000, bearing interest and

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payable as provided therein (the "Third Note") (the First Note, the Second Note and the Third Note together referred to herein as the "Notes");

B. The phrase "the Note" shall be deleted wherever it appears in the Mortgage and the phrase "the Notes" shall be substituted in its place.

3. Ratification; Effectiveness. The Mortgagor and the Mortgagee hereby agree that the Mortgage is in full force and effect, except as amended hereby and ratify and confirm the Mortgage, as amended hereby, in all respects. This Amendment shall be effective as of the date first above written upon execution by all of the parties hereto.

IN WITNESS WHEREOF, the Mortgagor and the Mortgagee have caused these presents to be executed on the day and year first above written.

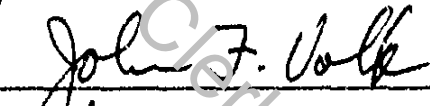

Bertram D. Roskin, also known as Bert D. Roskin


Myrna Roskin

THE FIRST NATIONAL BANK OF CHICAGO
(formerly known as First Chicago Bank of Oak Park)

By:

Title:


Vice PRESIDENT

Attest:

By:


Title: Commercial Banking Officer

(SEAL)

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ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Bertram D. Roskin, also known as Bert D. Roskin, and Myrna Roskin, 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 15th day of July, 1993.

Kathleen A. Hohut

NOTARY PUBLIC



My Commission expires: 6/23/95

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named John F. Volk, VICE PRESIDENT of The First National Bank of Chicago and Robert D. Gelland, Commercial Banking Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such VICE PRESIDENT and Commercial Banking Officer 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 caused this day its corporate seal to be thereto affixed.

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Given under my hand and Notarial seal, this 15th day of July, 1993,

Kathleen A. Hohut

NOTARY PUBLIC



My commission expires: 6/23/95

Prepared by and mail to:

The First National Bank of Chicago
One First National Plaza
Suite 0120
Chicago, Illinois, 60670
Attention: Mary Ann O'Connor



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