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MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT made this 8th day of December, 1992, by and between American National Bank & Trust Company of Chicago, as Trustee, Under Trust Agreement dated August 31, 1988, as Trust No. 106571-06, whose address is 1542-44 N. Ashland Avenue, Chicago, Illinois (hereinafter called "Mortgagor") and METROPOLITAN BANK AND TRUST COMPANY, an Illinois banking corporation, with an office at 2201 West Cermak Road, Chicago, Illinois 60608 (hereinafter called "Mortgagee").

WITNESSETH:

This Agreement is based upon the following recitals:

A. On November 6th, 1989, for full value received, Mortgagor executed and delivered to Mortgagee its Promissory Note in the principal amount of Fifty Thousand Dollars and 00/100ths***** Dollars (\$ 50,000.00) (hereinafter called the "Note"), and secured the payment thereof by granting to Mortgagee, among other things, a certain Mortgage (hereinafter called the "Mortgage"), of even date with said Note, covering certain improved real property in the County of Cook, State of Illinois, which Mortgage was recorded on November 6th, 1989, as Document No. 89547480, with the Recorder of Deeds/Registrar of Titles of Cook County, Illinois, covering the property described on Exhibit "A" attached hereto and made a part hereof (hereinafter called the "Mortgaged Premises").

B. Mortgagor has requested that certain modifications be made in the above-mentioned Note and Mortgage.

C. The outstanding principal balance of said Note as of December 8th, 1992, is \$ 49,800.00.

D. Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises (unless disclosed to Mortgagee, and such subsequent lienholder has agreed to consent to this Modification Agreement and subordinate its lien to the lien of the Mortgage, as herein modified, which Consent and Subordination is attached hereto as Exhibit "B"), and that the lien of the Mortgage, as herein modified, is a valid, first and subsisting lien of said Mortgage Premises.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto do hereby mutually agree that the Note and Mortgage are hereby modified as follows:

1. The maturity date is changed from DEMAND to November 06, 1995.
2. The principal payment will be \$278.00 plus accrued interest payable monthly beginning January 6th, 1993

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DEPT-01 RECORDINGS \$25.00
 T#0000 TRAN 7455 01/07/93 15:39:00
 #8256 # *-93-015527
 COOK COUNTY RECORDER

\$25.00

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3. The interest rate will be 3% over prime floating beginning January 6th, 1993.
4. All other terms and conditions will remain the same.

In consideration of the modification of the terms of the Note and Mortgage by Mortgagee, as hereinabove set forth, Mortgagor does hereby covenant and agree to pay the balance of the indebtedness evidenced by the Note and secured by the Mortgage as herein modified, and to perform the covenants contained in the Mortgage, and further agrees that the prepayment privilege now in effect shall remain in full force and effect, and Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises held by Mortgagee, except as otherwise disclosed herein, and that the lien of the Mortgage is a valid, first and subsisting lien on said Mortgaged Premises.

Nothing herein contained shall in any manner whatsoever impair the Note and the Mortgage as modified hereby, or the first lien created thereby or any other documents executed by Mortgagor in connection therewith, or alter, waive, vary or affect any promise, agreement, covenant or condition recited in any of the above-mentioned documents, except as herein expressly modified, nor affect or impair any rights, powers, or remedies of Mortgagee under any of the above-mentioned documents. Except as hereinabove otherwise provided, all terms and provisions of the Note, Mortgage and other instruments and documents executed in connection with the subject mortgage loan, shall remain in full force and effect and shall be binding upon the parties hereto, their successors and assigns.

IN WITNESS WHEREOF, this instrument has been executed by the parties hereto in manner and form sufficient to bind them, as of the day and year first above written.

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Attest:

By: Victoria Dallas
Its Secretary

METROPOLITAN BANK AND TRUST COMPANY:

By: Kathleen Howard
Its Vice President

Witness/Attest:

Gregory S. Kashechuk
ASSISTANT SECRETARY

MORTGAGOR: American National Bank & Trust Company, as Trustee Under Trust Agreement dated August 31, 1988, as Trust No. 106371-06.

Peter Johansen
and it

[Add Appropriate Acknowledgments]
See Attached Page

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

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LOTS 7 AND 8 (EXCEPT THAT PART TAKEN FOR WIDENING OF ASHLAND AVENUE) IN BLOCK 1
IN MCREYNOLD'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 6,
TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

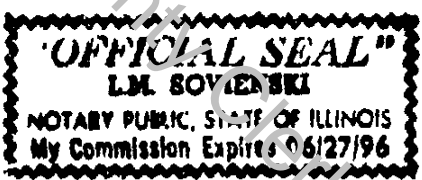
COMMONLY KNOWN AS: 1542-44 N. ASHLAND AVENUE, CHICAGO, ILLINOIS
P.I.N. 17-06-204-039 AND 17-06-206-040

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, **E. M. SOVIENSKI**, a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY THAT on this day personally appeared
before me, **P. JOHANSEN** and **Gregory S. Kasprzyk**,
personally known to me to be the same persons whose names are subscribed to the
foregoing instrument and personally known to me to be the **Assistant Vice President**
and **Assistant Cashier** of **American National Bank and Trust Company of Chicago**
, and acknowledge that they signed, sealed, and
delivered the said instrument as their free and voluntary act and deed, for the
uses and purposes therein set forth, and that the seal affixed to the foregoing
instrument is the corporate seal and the said instrument was signed, sealed and
delivered in the name and in behalf of said corporation as the free and voluntary
act of said corporation for the uses and purposes set forth.

Given under my hand and Notarial Seal this **DEC 23 1992** day of _____, 19__.

E. M. Sovienki
Notary Public



93015527

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, **Cheryl Brueckmann**, a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY THAT on this day personally appeared
before me, **Kathleen Martinez** and **Victoria Davis**,
personally known to me to be the same persons whose names are subscribed to the
foregoing instrument and personally known to me to be the **Vice-President**
and **Secretary** of **Metropolitan Bank & Trust**
Company, and acknowledge that they signed, sealed, and
delivered the said instrument as their free and voluntary act and deed, for the
uses and purposes therein set forth, and that the seal affixed to the foregoing
instrument is the corporate seal and the said instrument was signed, sealed and
delivered in the name and in behalf of said corporation as the free and voluntary
act of said corporation for the uses and purposes set forth.

Given under my hand and Notarial Seal this **29th** day of **December**, 19 **93**.

Cheryl Brueckmann
Notary Public
" OFFICIAL SEAL"
CHERYL M. BRUECKMANN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/9/93

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DEPUTY CLERK

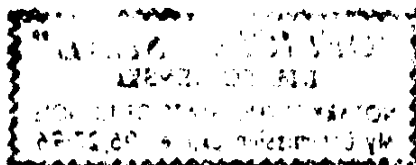
CLERK OF COURT

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