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SECOND MORTGAGE MODIFICATION AGREEMENT

AGREEMENT dated as of December 28, 1992 between American National Bank & Trust Company of Chicago, not personally, but as Trustee under Trust Agreement dated November 1, 1985 and known as Trust No. 65940 ("Trust") and Bank One, Evanston, NA F/K/A First Illinois Bank of Evanston, N.A. ("Bank"); and George B. Koeckritz ("Guarantor").

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RECITALS

- A. Trust is currently indebted to Bank in the principal sum of One Million Four Hundred Seventy-Five Thousand and No/100 Dollars (\$1,475,000) as evidenced by a Mortgage Note ("Note") dated as of June 1, 1990 which Note is secured by a Mortgage, Security Agreement, and Financing Statement ("Mortgage") and Assignment of Rents applicable to the property applicable to the property commonly known as 1400 Hicks Road, Rolling Meadows, Illinois, legally described in Exhibit "A" attached hereto, which documents were recorded with the Cook County Registrar of Torrens Titles June 18, 1990 as Document Nos. LR3889750 and LR3889751, respectively.
- B. On February 25, 1992, Trust and Guarantors requested and Bank accepted an Application and Agreement of Country Creek Homes, Inc. ("CCH"), a Wisconsin corporation, a party related to Guarantor, for a Five Hundred Fifty-Four Thousand Six Hundred and No/100 Dollars (\$554,600) Letter of Credit issued in favor of the City of Oak Creek, Wisconsin evidenced by a Demand Secured Promissory Note in the amount of Five Hundred Fifty-Four Thousand Six Hundred and No/100 Dollars (\$554,600) executed by CCH in favor Bank ("Additional Note") and Modified by Mortgage Modification dated February 25, 1992 and Recorded with the Cook County Recorder of Deeds March 17, 1992 as Document No. 92172136.
DAFF921 RECORDING No. \$27.50
7:0010 TRAN 0452 03/11/93 15:06:00
#566 # -93-186279
COOK COUNTY RECORDER
- C. Trust and Guarantor have requested Bank to accept an Application and Agreement of Country Creek Homes, Inc. ("CCH"), a Wisconsin corporation, a party related to Guarantor, for a Four Hundred Eighty-Five Thousand and No/100 Dollars (\$485,000) Letter of Credit to be issued in favor of the City of Oak Creek, Wisconsin to be evidenced by a Demand Secured Promissory Note in the amount of Four Hundred Eighty-Five Thousand and No/100 Dollars (\$485,000) executed by CCH in favor Bank ("Second Additional Note"), and the execution and delivery to the Bank of a Secured Continuing Guaranty for Business Credit Obligation(s) by George B. Koeckritz; Bank is willing to act on said request pursuant to the terms and provisions hereafter set forth.

This document was prepared by and to be returned to: 93186279

Laura K. Helmuth
Bank One, Evanston, NA
200 Davis Street
Evanston, Illinois 60201

01 11 93

27 30
[Signature]

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ch. reg. # 92172136

RECORDING #

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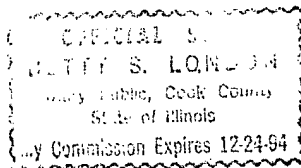
1993 27

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Betty S. London, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that George B. Koeckritz personally appeared before me in person and acknowledged that he signed the foregoing instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 16th day of March, 1993.

Betty S. London
Notary Public

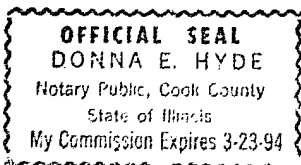


STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Donna E. Hyde, a notary public in and for the state and county aforesaid, DO HEREBY CERTIFY, that JAMES C. ATKINSON of AVP Bank One, Evanston, N.A. F/K/A First Illinois Bank of Evanston, N.A., personally appeared before me in person and acknowledged that he signed the foregoing instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal this 22nd day of February, 1993.

Donna E. Hyde
Notary Public



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Clerk's Office

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EXHIBIT A

Legal Description:

All of Lot 1 and the West 1/2 of Lot 2 in Northwestern Industrial Park Unit No. 1, being a Subdivision of the North 480 feet of that part of the Northeast 1/4 of Section 26, Township 42 North, Range 10, East of the Third Principal Meridian, lying West of the East line of the West 1/2 of the East 1/2 of said Northeast 1/4 of Section 26, according to the plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois, on May 14, 1958, as Document 1795857.

in Cook County, Illinois

Permanent Real Estate Index No.: 02-26-200-022

1400 HICKS RD. ROLLING MEADOWS, ILL.

93186279

CLERK OF COOK COUNTY Clerk's Office