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FIRST AMENDMENT TO MORTGAGE

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This First Amendment to Mortgage (the "Amendment") dated as of July 20, 1992, between the Mortgagor(s) Randall G. Talan, a bachelor of 2406 Highland Drive, Palatine, Illinois 60067 (hereinafter referred to as the "Mortgagor") and the mortgagee, HARRIS TRUST AND SAVINGS BANK, an Illinois banking corporation whose address is 111 West Monroe Street, Chicago, Illinois 60690 (hereinafter referred to as the "Lender");

WITNESSETH:

DEPT. OF RECORDS
121234 TRAIL BLAZE LN 15720 JOLIET IL
JOLIET IL 61731-1572
COOK COUNTY RECORDER

WHEREAS, the Mortgagor has heretofore executed that certain Mortgage dated as of January 2, 1992 and recorded in the Cook County Recorder's Office on June 3, 1992 as Document Number 92387638 encumbering the real property described on Schedule I attached hereto and made a part hereof (the "Mortgage"); and

WHEREAS, Menges, Mikus & Molzahn, an Illinois partnership, (the "Borrower") is justly and truly indebted to the Lender in the principal amount of SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$600,000.00) as evidenced by that certain promissory note dated January 2, 1992 and payable to the order of Lender (such promissory note and any and all notes issued in substitution or replacement thereof or in extension or renewal thereof in whole or in part being hereinafter referred to as the "Note"), with such Note being payable to the order of the Lender in such principal sum, together with interest thereon, payable at the rates and times set forth therein, with a final maturity of all principal and interest not sooner paid due and payable on the 31st day of March, 1993; and

WHEREAS, Randall G. Talan, a partner of Borrower (the "Guarantor") has executed that certain Guaranty dated as of January 2, 1992 in the amount of SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$600,000.00) in favor of the Lender (the "Guaranty") whereby Guarantor has guaranteed payment of the Note; and

WHEREAS, Guarantor has secured said Guaranty with the Mortgage as described above; and

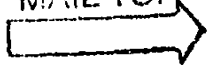
WHEREAS, Lender and Mortgagor hereby desire to amend the Mortgage to reflect the total indebtedness of the Borrower to be SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$600,000.00) with the Mortgagor's total liability under the Mortgage to be limited to SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00);

NOW THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

A. The Mortgage is hereby amended as follows

1. Line 2 of the first "WHEREAS" clause on page one (1) is hereby amended by striking "SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00)" and substituting therefor "SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$600,000.00)".
2. The second "WHEREAS" clause on page one (1) is amended and as so amended is restated in its entirety to read as follows: "WHEREAS, Randall G. Talan, a Partner of Borrower (the "Guarantor") has executed that certain Guaranty dated as of January 2, 1992 in the amount of SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$600,000.00) in favor of the Lender (the "Guaranty") whereby Guarantor has guaranteed payment of the Note; and"
3. Section (c) paragraph four (4) on page one (1) is amended by deleting the language "the payment of all other sums due under the Credit Agreement," and substituting in its place "Intentionally left blank".

This Document was prepared by and after recording return to: Michael Obremski, Harris Trust and Savings Bank, 111 W. Monroe Street, Chicago, IL 60603.

MAIL TO: 

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4. Section (b) of paragraph four (4) on page one (1) is amended by adding the following language after the parenthetical "(whether by lapse of time, acceleration or otherwise)": "provided however that Mortgagor's liability under this Mortgage pursuant to subsections (a) and (b) shall not exceed an aggregate SEVENTY FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00)".

B. All of the terms, provisions, agreements, and covenants contained in the Mortgage shall stand and remain unchanged and in full force and effect except to the extent specifically amended hereby.

C. No reference to this Amendment need be made in any instrument or document at any time referring to the Mortgage, any reference in any such instrument or document will be deemed a reference to the Mortgage as amended hereby.

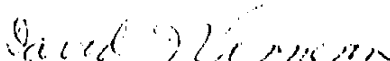
IN WITNESS WHEREOF, the undersigned have caused these presents to be signed as of the day and year first above written.



Randall G. Talan

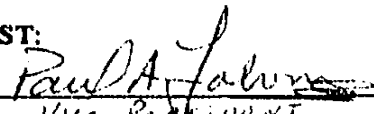
Accepted and agreed to as of the date first above written.

HARRIS TRUST AND SAVINGS BANK

By: 

Its: VICE PRESIDENT

ATTEST:

By: 

Its: VICE PRESIDENT

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STATE OF Illinois

COUNTY OF COOK

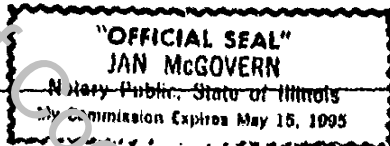
I, JAN McGOVERN, a Notary Public in and for said County and state, do hereby certify that RAWDALL G. TALAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that HE signed and delivered the said instrument as HIS free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of NOVEMBER, 1992.

JAN McGOVERN
Notary Public
JAN McGOVERN
(TYPE OR PRINT NAME)

(SEAL)

My Commission Expires: _____



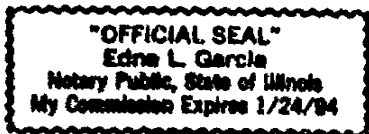
STATE OF ILLINOIS

COUNTY OF COOK

I, EDNA L. GARCIA, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DAVID J. LARCAIN, Vice President of HARRIS TRUST AND SAVINGS BANK an Illinois banking corporation, and PAUL H. LARCAIN, Assistant Vice President of said Corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Vice President, 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 and deed of said Corporation for the uses and purposes therein set forth; and the said Assistant Vice President then and there acknowledged that he, as custodian of the corporate seal of said Corporation and did affix the corporate seal to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 4th day of NOVEMBER, 1992.

Edna L. Garcia
Notary Public
EDNA L. GARCIA
(TYPE OR PRINT NAME)



(SEAL)

My Commission Expires: _____

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NOT OFFICIAL
Edna L. Gordon
Notary Public, State of Illinois
My Commission Expires 1/20/24

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SCHEDULE 1

LOT 38 IN BLOCK 1 IN HIGHLAND MEADOWS, BEING A SUBDIVISION OF PARTS OF THE SOUTH WEST 1/4 OF SECTION 27 AND THE SOUTH EAST 1/4 OF SECTION 28 AND PART OF LOT 1 IN GEISLER'S SUBDIVISION ALL IN TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1978 AS DOCUMENT 24731265 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-28-400-062

COMMON ADDRESS: 2406 Highland Drive, Palatine, Illinois 60067

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