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MODIFICATION AGREEMENT

THIS MODIFICATION AGREEMENT made this 15th day of March, 1993, by and between Juan^M Delgadillo & Maria M. Delgadillo, his wife, as joint tenants whose address is 1740 N. Tripp 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:

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This Agreement is based upon the following recitals:

A. On March 27th, 1990, for full value received, Mortgagor executed and delivered to Mortgagee its Promissory Note in the principal amount of Sixty Three Thousand Seven Hundred & 00/100th dollars (\$ 63,700.00) (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 March 28th, 1990, as Document No. 90136562, 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 March 15th, 1993, is \$ 58,617.74.

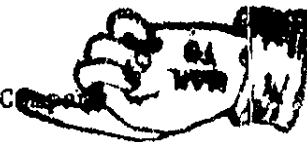
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D. Mortgagor represents to Mortgagee that there is no second mortgage or other subsequent lien now outstanding against the Mortgaged Premises (unless disclosed to Mortgagee), and such subsequent lienholder has agreed to consent to this Modification 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 extended to March 15th, 1996.
REPI-31 RECORDED \$25.00
 78998 1684 763 94/16/93 15:41:00
 #2305 # 1-3-93-23230522
 COOK COUNTY RECORDER
2. The interest rate is reduced from 13% to 11%, beginning March 15th, 1993.

Prepared by/Mail to:
 Angie Pareda
 Metropolitan Bank & Trust Company
 2201 W. Cermak Road
 Chicago, Illinois 60608



Handwritten signature/initials: *JSP/K*

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3. The monthly principal and interest payment of \$806.00 is reduced to \$735.00, beginning April 15th, 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 agree 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.

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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.

METROPOLITAN BANK AND TRUST COMPANY:

Attest:

By: [Signature]
Its Secretary

By: [Signature]
Its Vice President

MORTGAGOR:

Witness/Attest:

x [Signature]
Juan M. Delgadillo

x [Signature]
Maria M. Delgadillo

[Add Appropriate Acknowledgments]
See Attached Page

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EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Lot 41 in block 19 in Garfield being a Subdivision of the Southeast 1/4 of Section 34, Township 40 North, Range 13, East of the Third Principal Meridian, (except the West 307 feet of the North 631.75 feet and the West 333 feet of the 1295 feet thereof) in Cook County, Illinois.

Commonly Known as: 1740 N. Tripp Avenue, Chicago, Illinois

P. I. N. 13-34-417-032, Vol. 371

STATE OF ILLINOIS)

)SS.

COUNTY OF COOK)

93283862

I, Angie Pereda, a Notary Public in and for said County, in the State of 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 and 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 13th day of April, 1993.

Signature

Angie Pereda
Notary Public



STATE OF ILLINOIS)

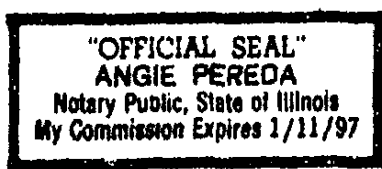
)SS.

COUNTY OF COOK)

I, Angie Pereda, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Juan M. Delgadillo & Maria M. Delgadillo personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13th day of April, 1993.

Angie Pereda
Notary Public



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Stamp

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COOK COUNTY CLERK
JAMES J. COUGHLIN
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: (312) 321-1000 FAX: (312) 321-1001

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