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MODIFICATION

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This Modification is made as of the 31st day of December, 1992, among LaSalle National Trust, N.A. Successor Trustee to LaSalle National Bank, not personally, but as Trustee under Trust Agreement dated October 1, 1986, and known as Trust No. 111642 ("Trust 111642"), LaSalle National Trust, N.A. Successor Trustee to LaSalle National Bank, not personally, but as trustee under Trust Agreement dated November 2, 1981 and known as Trust No. 104494 ("Trust 104494") (together the "Mortgagor"), Greenfield Village Partners, an Illinois limited partnership ("Greenfield"), 2201 Lunt Avenue Venture, an Illinois Limited Partnership ("Lunt"), Richard C. Haskell ("Haskell"), (Mortgagor, Greenfield, Lunt and Haskell are herein the "Borrowing Parties") and LaSalle National Bank (the "Lender").

WHEREAS, Trust 111642 and Trust 104494 are presently indebted to Lender pursuant to a certain Fifth Restated Promissory Note dated December 31, 1992 (the "Fifth Restated Promissory Note"), in the original principal amount of 1,500,000 (the "Loan"); and

WHEREAS, the parties wish to cause the Loan to become due and payable on demand; and

WHEREAS, after the date hereof, but prior to the execution hereof, all liens encumbering the Burr Ridge Premises have been released; and

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WHEREAS, the parties have extended the maturity of the Construction Loan to June 30, 1993; and

WHEREAS, Trust 111642 has heretofore entered into the following documents affecting property in DuPage County, Illinois described on Exhibit A (the "Ovaltine Premises"), a Mortgage dated as of October 14, 1986, recorded in DuPage County, Illinois, as Document No. R86-135852 and an Assignment of Leases and Rents - Conditional, recorded in DuPage County, Illinois, as Document No. R86-135853 and the Note referred to in the Mortgage has been further secured by a Collateral Assignment under Land Trust by Greenfield and a Security Agreement by Trust 111642 and Greenfield which is further evidenced by financing statements filed as Document Nos. R86-135854, 86-U5819, R86-135855 and 86-U5820, ~~86-U5821, 86-U5822, 86-U5823~~, 91U3653, 91U3655 (collectively the "Ovaltine Security Documents"); and

WHEREAS, Trust 104494 has heretofore entered into the following documents affecting property in Cook County, Illinois, described on Exhibit B (the "Lunt Premises"), a Junior Mortgage dated as of February 2, 1989, registered with the Registrar of Titles of Cook County, Illinois as Document Number 3785652 and recorded in Cook County, Illinois as Document Number 89156627, a Junior Assignment of Leases and Rents - Conditional dated as of February 2, 1989 registered in Cook County, Illinois as Document Number 3785653 and recorded in Cook County, Illinois as Document Number 89156628 and a Security Agreement dated as of February 2,

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1989 by Trust 104494 and Lunt, evidenced by Financing Statements filed as Document Number 2554661 and 2554663 (collectively the "Lunt Security Documents"). (The Ovaltine Security Documents and the Lunt Security Documents and the Loan Agreement are hereinafter collectively referred to as the "Security Documents"); and

WHEREAS, all such documents have previously been amended; and

WHEREAS, the Fifth Restated Promissory Note and the Construction Note, as amended, are herein the "Note" or the "Notes." Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Security Documents.

NOW THEREFORE, in consideration of the premises, it is agreed:

1. That the Security Documents secure (a) the Note as restated and modified by the Fifth Restated Promissory Note; (b) the Construction Note; and (c) the Loan Agreement (together, the "Loan Documents"). Reference in the Security Documents to a "Note" or a "Notes" shall mean the Loan Documents or any of them.

2. The principal amount of the Fifth Restated Promissory Note is One Million Nine Hundred Thousand Dollars (\$1,900,000.00). Such amount is outstanding and unpaid as of December 31, 1992. Interest on the Fifth Restated Promissory Note as amended to date shall continue to be payable monthly on the first day of each month. The principal balance remaining

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unpaid plus accrued interest on the Fifth Restated Promissory Note are due and payable on demand.

3. The principal balance of the Construction Note as of December 31, 1992 is \$292,355.68.

4. Except as herein specifically modified, the Security Documents shall remain in full force and effect;

5. This Modification is executed by LaSalle National Trust, N.A. Successor Trustee to LaSalle National Bank, not personally, but solely as Trustee of the respective trusts, aforesaid. All the covenants and conditions to be performed hereunder by said corporation are undertaken by it solely as Trustee of the respective Trust, as aforesaid, and not individually, and no personal liability shall be asserted or be enforceable against corporation bank by reason of any of the covenants, statements, or representations contained in this Modification.

GREENFIELD VILLAGE PARTNERS, an Illinois limited partnership

By 

Richard C. Haskell Its General Partner

LASALLE NATIONAL TRUST, N.A. Successor Trustee to LASALLE NATIONAL BANK, not personally but as Trustee under Trust Agreement dated October 1, 1986, known as Trust No. 111642

By 

Its 

Attest:


Assistant Secretary

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IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Cook, Illinois, this 1st day of January, 1991.

CLERK OF COOK COUNTY

1991

Property of Cook County Clerk's Office

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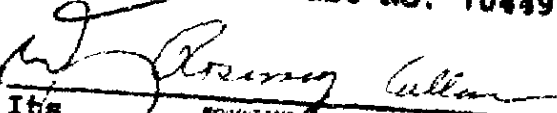
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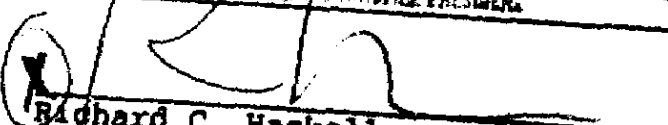
2201 LUNT AVENUE VENTURE, an
Illinois Limited Partnership

By 
Richard C. Haskell, Its
General Partner

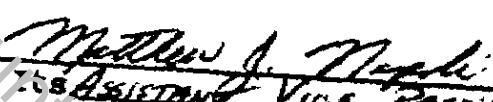
LASALLE NATIONAL TRUST, N.A.
Successor Trustee to
LASALLE NATIONAL BANK, not
personally but as Trustee under
Trust Agreement dated November 2,
1981, known as Trust No. 104494


As Trustee

By 
Its ASSISTANT VICE PRESIDENT


Richard C. Haskell

LASALLE NATIONAL BANK

By 
Its ASSISTANT VICE PRESIDENT

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STATE OF ILLINOIS
CLERK OF THE CIRCUIT COURT

Property of Cook County Clerk's Office

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EXPIRES

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RICHARD J. STARR

CLERK OF CIRCUIT COURT

County of Cook, Illinois
In and for the County of Cook, Illinois
I, Richard J. Starr, Clerk of the Circuit Court of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the said Court.

Property of Cook County Clerk's Office

Registered as a public record

187 P. 1st 2nd

RICHARD J. STARR

CLERK OF CIRCUIT COURT

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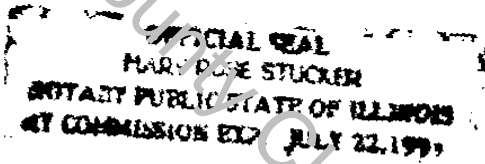
MARY ROSE STUCKER, a Notary Public
for said County, in the State aforesaid, DO HEREBY CERTIFY
SCOTT LANTIER, to me personally known
as General Partner of 2201 Lunt Avenue Venture, an
limited partnership, who is personally known to be the
son whose name is subscribed to the foregoing instrument,
general partner of Lunt Avenue Venture appeared before me
in person, and acknowledged that he signed and delivered
instrument of his own free and voluntary act and as the
2201 Lunt Avenue Venture, an Illinois limited partnership,
uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal, this 23 day of
July, 1993.

Mary Rose Stucker
Notary Public

Commission Expires:

July 22, 1995



Instrument was prepared by ; + mail to
recording should be
to:
Kelly, Esq.
& HOUP
LaSalle Street
Chicago
Illinois 60601
-6888

mail to
T. Kelly
180 N LaSalle St
Suite 3400
Chicago 60601

PROX 333

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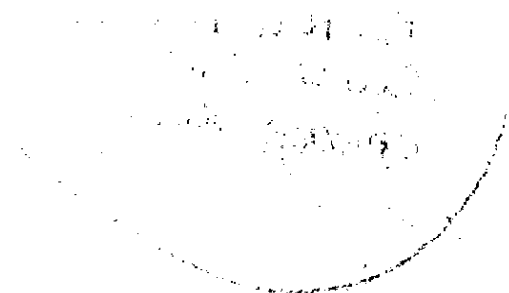
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PARCEL SIX:

That part of the West 1/2 of the North East 1/4 of Section 10, Township 39 North, Range 11, East of the Third Principal Meridian, bounded as follows: On the Westerly side by the East line of Villa Avenue; on the Easterly side by the West line of Monterey Avenue; and on the Northerly and Southerly sides by lines parallel with and distant 50 feet Northerly and 50 feet Southerly, measured at right angles, from the center line of the main track of the Minnesota and Northwestern Railroad Company (later the Chicago Great Western Railway Company, now the Chicago and North Western Transportation Company), as said main track center line was originally located and established over and across said Section 10, all in DuPage County, Illinois.

PIN: 06-10-212-006
06-10-212-011
06-10-202-001
06-10-202-002
06-10-202-003

Address of Premises:

1 Ovaltine Place
Villa Park, Illinois

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EXHIBIT B

LUNT PREMISES

The following property located in Cook County, Illinois.

The West 516.68 feet of Lot 13 in Centex Industrial Park, Unit No. 3, being a subdivision in Section 35, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded May 1, 1959, as Document 17525861 and filed in the Office of the Registrar of Titles as Document LR 1858615 in Cook County, Illinois.

PIN: 03-35-202-022-000

Address of Premises: 2201 Lunt Avenue
Elk Grove Village, Illinois

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