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RETURN TO:
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Chicago, IL 60603

COMMONLY KNOWN AS: 9001 W. North Avenue
Melrose Park, Illinois 60160
P.I.N.: 12-34-404-012-0000

LOAN MODIFICATION AGREEMENT

This instrument is a Loan Modification Agreement ("Loan Modification") by and between Manbro Real Estate, an Illinois general partnership, by Gary Mancuso, Managing General Partner, ("Borrower"), and Salvador Cioffi, Trustee under trust agreement dated September 14, 1957 ("Lender").

R E C I T A L S

DEPT-01 RECORDING 929.50
TRAN 2111 08/06/93 09:49:00
64981 - 93-338306
COOK COUNTY RECORDER

- A. On April 18, 1988, Borrower executed and delivered to Lender a Promissory Note in the amount of two hundred thousand dollars (\$200,000.00) ("the Note"). The Note evidences a loan from Lender to Borrower in the amount of two hundred thousand dollars (\$200,000.00) ("the Loan").
- B. To secure the Note and the loan Borrower executed and delivered to Lender a Real Estate Mortgage and Assignment of Rents ("Security Document"), dated April 18, 1988, and recorded on April 27, 1988, with the Cook County, Illinois, Recorder of Deeds as Document No. 88173711, covering the property legally described in Exhibit A attached hereto and hereby incorporated by reference.
- C. Borrower has been making payments in accordance with the Note, and the parties agree that the indebtedness owed as of April 1, 1993, is one hundred eighty-six thousand eight hundred twenty-two dollars and thirty-two cents (\$186,822.32). The Note and the Loan mature on May 1, 1993.
- D. Borrower has requested an extension of the maturity date of the Note and the Loan. Lender is agreeable to extend the maturity date to January 15, 1994, provided that the monthly payment due May 1, 1993, also include a paydown of the Note and the Loan in the amount of one hundred thousand dollars (\$100,000.00), resulting in an unpaid loan amount of eighty-six thousand five hundred forty-five dollars and ten cents (\$86,545.10). The parties agree that this loan amount will be amortized over twenty-five (25) years at an interest rate of nine (9%) per cent per annum, with a balloon payment due and payable January 15, 1994. Monthly payments will be in the amount of seven hundred twenty-six dollars and twenty-eight cents (\$726.28), commencing June 1, 1993. An amortization schedule is attached to this Loan Modification Agreement as Exhibit B and is hereby incorporated by reference. All other provisions of the Note and the Loan are incorporated herein and renewed as if reexecuted as of the

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date of this Loan Modification.

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


1. The above recitals are hereby incorporated herein.
2. The Note and Exhibit A of the Mortgage are hereby amended so that the unpaid principal balance due and owing is eighty-six thousand five hundred forty-five dollars and ten cents (\$86,545.10). This balance shall accrue interest at the rate of nine (9%) per cent per year, be amortized over twenty-five (25) years, with a balloon payment due and payable on January 15, 1994. Monthly payments shall be made in arrears, shall commence June 1, 1993, and shall be in the amount of seven hundred twenty-six dollars and twenty-eight cents (\$726.28). An amortization schedule is attached to the Loan Modification and is hereby incorporated by reference as Exhibit B.
3. The Loan Modification shall constitute an amendment of the Note and Security Document, and wherever in said instruments or in any other instruments evidencing or securing the indebtedness evidenced by the Note ("Loan Documents") reference is made to the Loan Documents aforesaid, such reference shall be deemed a reference to such Loan Documents as hereby modified and amended. All other provisions of the Loan Documents remain unchanged. Nothing herein contained shall in any manner affect the lien or priority of the Security Document or the covenants, conditions and agreements therein contained or contained in the Note.
4. Borrower hereby renews, remakes and affirms the representations and warranties contained in the Security Document and Loan Documents.
5. The general partner executing the Loan Modification on behalf of the Borrower warrants and represents that he is fully authorized by the partnership to bind Borrower to the Loan Modification.

IN WITNESS WHEREOF, the parties hereto have executed this Loan Modification as of May 1, 1993.

BORROWER:


MANBRO REAL ESTATE,
AN ILLINOIS GENERAL PARTNERSHIP,
BY GARY MANCUSO,
MANAGING GENERAL PARTNER

LENDER:


SALVADOR CIOFFI,
TRUSTEE UNDER TRUST AGREEMENT
DATED SEPTEMBER 14, 1957

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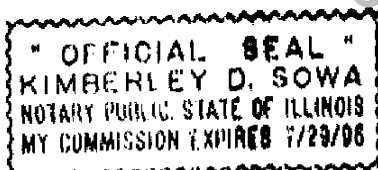
STATE OF ILLINOIS

SS

COUNTY OF COOK *La. Pr. 98*

The undersigned, a Notary Public in and for the State of County aforesaid, does hereby certify that Gary Mancuso, personally known to me 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 own free and voluntary act and as the free and voluntary act of said Partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 19th day of April, 1993.



Kimberley D. Sowa

Notary Public

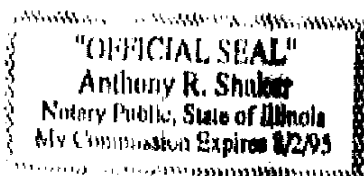
STATE OF ILLINOIS

SS

COUNTY OF COOK

The undersigned, a Notary Public in and for the State of County aforesaid, does hereby certify that Salvador Gioffi, 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 own free and voluntary act of said Partnership, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1 day of May, 1993.



Anthony R. Shuler

Notary Public

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Exhibit A

LEGAL DESCRIPTION:

The South 103 feet of the East 261.5 feet of the South West 1/4 of the South East 1/4 South of the Indian Boundary line of Section 34, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom the part thereof conveyed to the state lying South of a line beginning at a point in the West line of said East 261.5 feet of said South West 1/4 of the South East 1/4 of said Section 34, said point being 104.36 feet North of the South line of said Section 34 measured along said West line; thence East to a point in the East line of said South West 1/4 of the South East 1/4 of said Section 34, said point being 104.5 feet North of, measured along said East line, the aforesaid South line of Section 34, (except that part lying East of a line 33 feet West of and parallel with said East line of said South West 1/4 of the South East 1/4 of said Section and excepting that part lying South of a line 33 feet North of and parallel with the aforesaid South line of said Section 34), in Cook County, Illinois.

COMMONLY KNOWN AS: 9001 W. North Avenue
Melrose Park, Illinois 60150

PIN: 12-34-404-012

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Exhibit B

Amortization Schedule (Attached)

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