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LOAN MODIFICATION AGREEMENT

This is a Loan Modification Agreement ("Agreement") dated April 8, 1994, by and between Harris Bank Hinsdale, National Association ("Mortgagee") and Chicago Title and Trust Company Under Trust Agreement 1096971 dated November 14, 1991 ("Mortgagor") and William T. Galioto and Ann J. Galioto ("Co-Obligors").

Mortgagee has heretofore made a loan to Mortgagor and Co-Obligors in the original principal sum of Eighty Thousand and 00/100 Dollars (\$80,000.00). Mortgagor's and Co-Obligors' obligation to repay said loan is evidenced by a promissory note ("Note") dated December 9, 1993 and is secured by a mortgage ("Mortgage") dated December 9, 1993 and recorded December 15, 1993 in the Recorder's Office of Cook County, Illinois as Document No. 03028742 mortgaging, granting and conveying to Mortgagee that certain parcel of land, and the improvements thereon, located in Cook County, Illinois and legally described on Exhibit A hereto.

As additional security for the loan, the following document has been executed and delivered to Mortgagee:

1. Assignment of Leases and Rents dated December 9, 1993 made by Mortgagor and Co-Obligors to Mortgagee and recorded December 15, 1993 in the Recorder's Office of Cook County, Illinois as Document No. 03028743.

(said Note, and Assignment of Leases and Rents are hereinafter referred to as the "Loan Documents")

Mortgagor and Co-Obligors have asked Mortgagee to extend the maturity date of the Note and to increase the principal indebtedness secured to Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00) and Mortgagee is willing to extend the maturity date of the Note and to increase the principal indebtedness secured to Two Hundred Twenty Five Thousand and 00/100 Dollars (\$225,000.00) on the terms and conditions set forth herein.

In consideration of the foregoing, and of the mutual promises herein set forth, the parties hereto acknowledge and agree as follows:

1. The balance of the principal indebtedness remaining from time to time outstanding shall hereafter bear interest at the rate of eight and one quarter percent (8.25%).
2. Commencing May 8, 1994 and on the Eighth day of each successive month thereafter until the maturity date set forth below, Mortgagor and Co-Obligors shall pay monthly installments of principal and interest in the sum of One Thousand Nine Hundred Eighteen and 00/100 Dollars (\$1,918.00).

BOX 333-CTI

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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3. Mortgagor and Co-Obligors have concurrently herewith executed their Renewal Promissory Note for the loan as hereinabove modified payable as set forth above (hereinafter called the "Renewal Note").
4. The Loan Documents shall secure both the Note and the Renewal Note.
5. Notwithstanding any provision hereof to the contrary, the entire principal balance then outstanding and all accrued interest and other charges, shall be due and payable on April 8, 1999 (the "Maturity Date").
6. None of the rights of Mortgagee under the Loan Documents shall be prejudiced by reason of this Agreement and this Agreement shall not affect the lien and charge of the Loan Documents upon the property covered thereby.
7. Mortgagor and Co-Obligors hereby acknowledge and agree that the Loan Documents remain in full force and effect, except as they have been expressly modified by the terms of this Agreement. In all other respects not inconsistent with this Agreement, the terms of the Loan Documents are hereby ratified and reconfirmed.

IN WITNESS WHEREOF, Mortgagor has executed this Agreement this 8th day of April, 1994.

Trust #1096971 dated

Chicago Title and Trust Company as
Trustee Under
11/14/91 + not personally

By:

Carolyn Paul
Title: Asst. Vice President

Afest Shilda Davenport

IN WITNESS WHEREOF, Co-Obligors have executed this Agreement this 8th day of April, 1994.

X

William T. Galisto
William T. Galisto

X

Ann J. Galisto
Ann J. Galisto

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It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, and agreements herein made on the part of the Trustee shall in fact purport to be executed, delivered, represented, covenanted, undertaken and agreed to by said Trustee and notwithstanding each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of holding said Trustee personally but are made and intended for the purpose of binding only that member of the Trust strictly specifically described herein, and this instrument is executed and delivered by said Trustee and is its own act, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by this Trustee in any way to be asserted or enforceable against the Chicago Title and Trust Company on account of this instrument or on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustee in this instrument established, either expressed or implied, all such personal liability, if any, being expressly waived and released.

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IN WITNESS WHEREOF, Mortgagee has executed this Agreement this 8th day of April, 1994.

By: *Susan Mantelona*
Title: *VICE-PRES.*

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Mail to:

This document was prepared by:
Victoria Vanek/BVM
Harris Bank Hinsdale, N.A.
50 South Lincoln Street
Hinsdale, Illinois 60521

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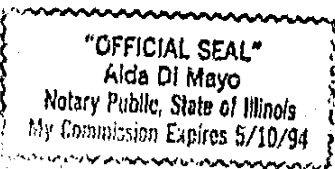
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I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that CAROLYN SAUL, who is Asst. Vice President of Chicago Title and Trust Company and SHEILA DAVENPORT, who is ASST. SECRETARY

of the same corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such

Asst. Vice President and ASST. SECRETARY respectively, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act and as the free and voluntary act of the corporation for the use and purposes therein set forth. Given under my hand and seal this 18th day of April, 1994.

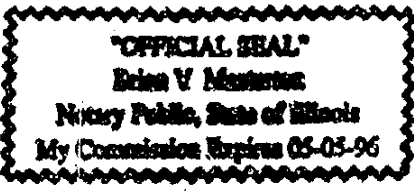
Alda Di Mayo
Notary Public



(State of Illinois)
(County of DuPage)

I, the undersigned, a Notary Public in and for said County and the State of Illinois, hereby certify that William T. Gaietto 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 8th day of April, 1994.

Eric V Mastrototaro
Notary Public



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My Commission Expires 02-02-98
Notary Public, State of Illinois
Brian V. Masterson
"OFFICIAL SEAL"

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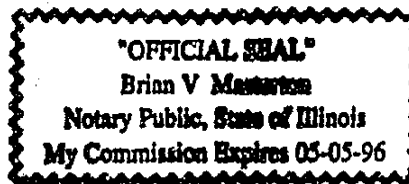
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State of Illinois)
County of DuPage)

I, the undersigned, a Notary Public in and for said County and the State of Illinois, hereby certify that Ann J. Galieto, 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 she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this 8th day of April, 1994.

Brian V. Masterton

Notary Public

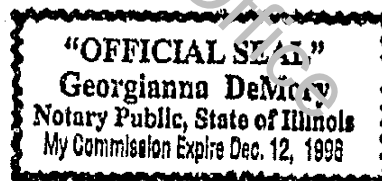


State of Illinois)
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that Brian V. Masterton, who is a Loan Officer of Harris Bank Hinsdale, National Association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Loan Officer, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his free and voluntary act and as the free and voluntary act of the corporation for the uses and purposes therein set forth. Given under my hand and seal this 8th day of April, 1994.

Georgianna DeMico

Notary Public



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NOTARY PUBLIC
STATE OF ILLINOIS
My Commission Expires 07/11/2011

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EXHIBIT "A"

Lot 17 in Block 2 in Adam Och's Addition to Chicago in the North West 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 17-06-127-023

Property commonly known as: 2040 W. Crystal St., Chicago Il 60622

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COUNTY OF COOK

IN SENATE

REPORT OF THE COMMISSIONERS OF THE STATE BOARD OF EDUCATION

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