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## MORTGAGE MODIFICATION AND EXTENSION AGREEMENT

This Indenture, made this 30th day of June, 1994 by and between Cole Taylor Bank, the owner of the mortgage or trust deed hereinafter described, and ASI, An Illinois Not For Profit Corporation, representing itself to be the owner of the real estate hereinafter and in said deed described ("Owner"), WITNESSETH:

- 1) The parties hereby agree to extend the time of payment of the indebtedness evidenced by the original principal Promissory Note or Notes of ASI dated January 15, 1992, and subsequently dated March 31, 1993, and thereafter on November 30, 1993 secured by a mortgage or trust deed in the nature of a mortgage recorded the 30th day of January, 1992 in the office of the Recorder of Cook County, Illinois, in the City of Chicago at page \_\_\_\_\_ as Document No. 92-060538 as modified and extended in the office of the Recorder on June 3, 1993 as Document No. 93-421213 and modified and extended in the office of the Recorder on April 13, 1994 as Document No. 94-332038 conveying to Cole Taylor Bank certain real estate in Cook County, Illinois described as follows:

LOTS 1 TO 7 INCLUSIVE (EXCEPT THE WEST 17 FEET OF SAID LOTS IN BLOCK 6 IN TINKHAM'S ADDITION TO HOLSTEIN IN THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST, TIER ONE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS) \$33.50  
 DEPT-01 RECORDING 140012 TRAN 7270 07/20/94 11:04:00  
 \$1510 ± SK \*-94-634495

Permanent Index Number: 14-30-314-046 . COOK COUNTY RECORDER  
 Address: 2435-39 N. Western Ave., Chicago, Il.

- 2) The amount remaining unpaid on the indebtedness is \$475,000.00.
- 3) Said remaining indebtedness of \$475,000.00 shall be paid on or before the 28th day of September 1994, in monthly payments as follows:

Interest beginning on or before 30th day of July, 1994 and continuing monthly on the 30th day of each month thereafter until said Note is fully paid, except that final payment of all unpaid principal and interest, if not sooner paid, shall be due the 28th day of September, 1994 ("Maturity Date") and the Owner in consideration of such extension promises and agrees to pay the entire indebtedness secured by said Mortgage or Trust Deed as and when therein provided, as hereby extended, and to pay interest thereon monthly at the rate of One percent (1.0%) per annum in excess of the "Prime Rate"\* and interest after maturity at a rate of five percent (5.00%) in excess of the aforesaid rate then in effect and to pay both principal and interest in the coin or currency provided for in the mortgage or trust deed hereinabove described, but if that cannot be done legally then in the most valuable legal tender of the United States of America currency, on the due date thereof, or the equivalent in value of such legal tender in other United States currency, at such banking house or trust company in the City of Chicago as the holder or holders of the said principal note or notes may from time to time in writing appoint, and in default of such appointment then at Cole Taylor Bank, 850 W. Jackson Blvd., Chicago, Illinois 60607.

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- 4) If any part of said indebtedness or interest thereon be not paid at the maturity thereof as herein provided, or if default in the performance of any other covenant of the Owner shall continue for twenty days after written notice thereof, the entire principal sum secured by said mortgage or trust deed, together with the then accrued interest thereon, shall, without notice, at the option of the holder or holders of said principal note or notes, become and be due and payable, in the same manner as if said extension had not been granted.
- 5) This agreement is supplementary to said mortgage or trust deed. All the provisions thereof and of the principal note or notes, including the right to declare principal and accrued interest due for any cause specified in said mortgage or trust deed or notes, but not including any prepayment privileges unless herein expressly provided for, shall remain in full force and effect except as herein expressly modified. The Owner agrees to perform all the covenants of the grantor or grantors of said mortgage or trust deed. The provisions of this indenture shall inure to the benefit of any holder of said principal note or notes and interest notes and shall bind the heirs, personal representatives and assigns of the Owner. The Owner hereby waives and releases all rights and benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois with respect to said real estate. If the Owner consists of two or more persons, their liability hereunder shall be joint and several.

\* "Prime Rate" means the rate of interest established from time to time by the Bank as its prime rate and used by it in computing interest on those loans on which interest is established with relationship to the Bank's prime rate, all as shown on the books and records of the Bank. The Prime Rate will fluctuate hereunder from time to time concurrently with each change in the Bank's Prime Rate with or without notice to anyone.

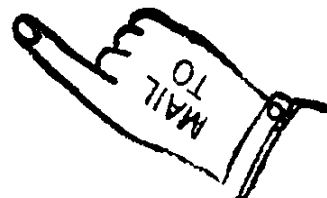
IN TESTIMONY WHEREOF, the parties hereto have signed, sealed and delivered this indenture the day and year first above written.

ASI, a Illinois Not-For-Profit Organization

By: Rebecca Cruz  
Rebecca Cruz, Executive Director

By: Donna J. Evinger  
Donna J. Evinger, President

This document was prepared by Cole Taylor Bank, 850 W. Jackson Blvd., Chicago, Illinois 60607



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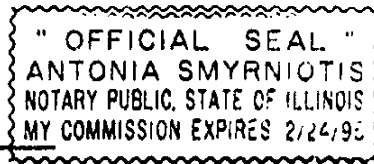
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STATE OF ILLINOIS )

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rebecca Cruz, Donna J. Evinger of AST, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such, appeared before me this day in person and acknowledged that they signed sealed and delivered the said instrument as their 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 30th day of June 1994.



Antonia Smyrniotis  
Notary Public

My commission expires: 2/24/95

STATE OF ILLINOIS

COUNTY OF COOK

I, \_\_\_\_\_, a Notary Public in and for said County in the State aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the same person whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ he \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

GIVEN under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

My commission expires \_\_\_\_\_  
Notary Public

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