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LOAN MODIFICATION AGREEMENT

This Agreement made this 22nd day of March, 1995 by and between Cosmopolitan Bank and Trust not personally but solely as trustee U/T/A, dated June 8, 1994, A/K/A Trust No. 30134, Andy Roman, Jr., Jaime Rodriguez, Filemon Rodriguez, Sergio Rodriguez, Juana Cajigas and 2100 North Corp., Inc. ("Mortgagor") and Cosmopolitan Bank & Trust, 801 North Clark St., Chicago, IL. ("Mortgagee").

WITNESSETH:

95263072

WHEREAS, Borrowers have heretofore made, executed and delivered the following:

A. Construction note dated September 8, 1994 in the original sum of **Four Hundred Forty Five Thousand and No/100 (\$445,000.00)** made by Mortgagor to Mortgagee ("Construction Note").

B. Mortgage of even date with and securing the Mortgage Note executed, acknowledged and delivered by Mortgagor to Mortgagee and recorded in the Office of the Recorder of Deeds of Cook County, Illinois Sept. 23rd, 1994 as Document No. 94-830872 ("Mortgage").

Whereas, the Mortgage constitutes a first lien upon certain real property situated in Chicago, Illinois and legally described as follows:

See legal description attached hereto and expressly made a part hereof.

Commonly known as 2100 W. North Ave., Chicago, Illinois, and 1507 N. Milwaukee Ave., Chicago, Illinois, and 1910 W. Dickens, Chicago, Illinois.

WHEREAS, on the date Mortgagee executes this Agreement, Mortgagee is the owner and holder of record of Mortgage Note and Mortgage; and

WHEREAS, on the date Mortgagor executes this Agreement, Mortgagor continues to be the owner of the premises described above and acknowledges said Mortgage is valid and subsisting first lien securing and indebtedness in the principal sum of Four Hundred Forty Five Thousand And No/100 Dollars (\$445,000.00) with interest thereon as set forth in Mortgage Note all in accordance with the terms, covenants, conditions and warranties of said Mortgage, and that there are no defenses or offsets to said Mortgage or to the Mortgage Note and that all of the other provisions thereof are in full force and effect; and

WHEREAS, the parties hereto desire to modify and amend the Mortgage. 95263072

NOW, THEREFORE, in consideration of the premises and of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the parties hereto agree as follows:

1. All of the foregoing recitals are hereby incorporated into this Agreement and made a part hereof.
2. The Mortgage is AMENDED as follows:
 - A. Maturity date of the Mortgage is hereby extended to June 1, 1995.
3. Except as herein expressly modified, all of the terms, covenants, conditions and warranties of the Mortgage Agreement shall continue to remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Loan Modification Agreement on the date first above written.

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MORTGAGEE:

COSMOPOLITAN BANK AND TRUST, NOT PERSONALLY BUT AS TRUSTEE under trust number 20134 dated June 8, 1994, and not personally. For signatures and exculpatory provisions, see rider hereto attached which is expressly incorporated herein and made a part hereof.

[Signature]
By: Vice President

TITLE: _____

MORTGAGOR:

2100 North Corp., Inc.

[Signature]
By:

[Signature]
Andy Roman, Jr.

[Signature]
Jaime Rodriguez

[Signature]
Filemon Rodriguez

[Signature]
Sergio Rodriguez

[Signature]
Juana Cajigas

DEPT-RE RECORDING \$25.50
TRAN 001 04/20/95 11:44:00
LF # -95-263072
COOK COUNTY RECORDER

ATTEST:

STATE OF ILLINOIS)

95263072

COUNTY OF COOK)

I the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Antonio Guillen personally known to me to be the Vice President and ~~Loan Officer~~ of Cosmopolitan Bank and Trust, each of whom are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said document in their respective capacities as Vice President and Loan Officer of Cosmopolitan Bank and Trust, as their free and voluntary act and as the free and voluntary act and deed of said Cosmopolitan Bank and Trust for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 17th day of April, 1995.

[Signature]
Notary Public

My commission expires: 8-8-98

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This Modification Agreement is executed by the Trustee, Cosmopolitan Bank and Trust, not personally but as Trustee as aforesaid, in the exercise of the power and authority conferred on and vested in it as such Trustee (and Cosmopolitan Bank and Trust possesses full power and authority to execute this instrument). Nothing herein or in the Note contained shall be construed as creating any liability on Cosmopolitan Bank and Trust, as trustee as aforesaid, or on the Bank personally to pay the note or any interest that may accrue thereon, or any indebtedness accruing hereunder, or to perform any covenant either express or implied herein contained, all such liability, if any, being expressly waived by the holder of the note and by every person now or hereafter claiming any right or security thereunder and that so far as Cosmopolitan Bank and Trust as Trustee under the aforesaid Trust and its successors, and the bank are personally concerned, the holder of the note and the owners of any indebtedness accruing hereunder shall look solely to the Property for the payment thereof, by the foreclosure of the lien created in the Trust Deed/Mortgage, or to action to enforce the personal liability of the beneficiaries or to proceeding under the CABI, one or all, whether or not proceedings to foreclose the Mortgage have been instituted.

IN WITNESS WHEREOF, the Bank and the Trustee have caused this Modification Agreement to be executed by their respective duly authorized officers and beneficiaries have executed this Modification Agreement, all as of the day and year mentioned above.

COSMOPOLITAN BANK AND TRUST, AS TRUSTEE AS AFORESAID AND NOT PERSONALLY,

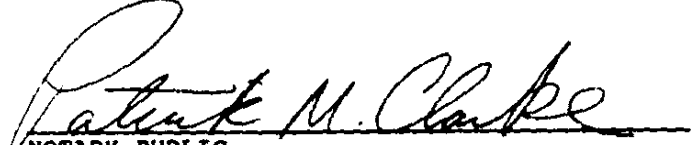
BY 
Dennis M. Sheen Vice President & Trust Officer

ATTEST 
Todd W. Cordell Land Trust Administrator

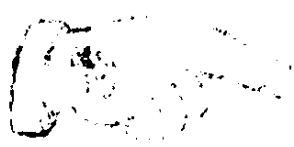
STATE OF ILLINOIS
SS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Dennis M. Sheen and Todd W. Cordell, of COSMOPOLITAN BANK AND TRUST, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President & Trust Officer and Land Trust Administrator respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said COSMOPOLITAN BANK AND TRUST for the uses and purposes therein set forth, and the said Vice President & Trust Officer then and there acknowledged that said Land Trust Administrator as custodian of the corporate seal to be affixed to said instrument as said Land Trust Administrator's own free and voluntary act and as the free and voluntary act of said COSMOPOLITAN BANK AND TRUST for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 14th day of April A.D., 19 95.


NOTARY PUBLIC

OFFICIAL SEAL
PATRICK M. CLARKE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9-18-98



Cosmopolitan BK. & TR.
801 N Clark
Chicago, IL 60610

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