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. DEPT-01 RECORDING \$25.50
. T40008 TRAN 4460 06/02/95 14:45:00
. 16392 : JJ #-95-358213
. COOK COUNTY RECORDER

MORTGAGE AND ASSIGNMENT OF RENTS

LOAN MODIFICATION AGREEMENT

WHEREAS, DOWNERS GROVE NATIONAL BANK, a national banking association, loaned

EXITO INCORPORATED

the sum of SIXTY-THREE THOUSAND AND NO/100 DOLLARS (\$ 63,000.00),

as evidenced by the note and mortgage and assignment of rents in the form of a mortgage and assignment of rents executed and delivered on APRIL 28, 19 90, which document is duly recorded in the office of the Recorder of Deeds, COOK County, Illinois, as Document No. 90233227, 90233228, which note and mortgage or trust deed in the form of a mortgage are hereby incorporated herein as a part of this instrument, and

WHEREAS, the property is legally described as follows:

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THAT PART OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EAST LINE OF SAID SOUTH WEST 1/4 WHICH IS 583.20 FEET NORTH OF THE SOUTH EAST CORNER OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE EAST LINE OF THE SAID SOUTH WEST 1/4 A DISTANCE OF 342.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTH WEST 1/4 A DISTANCE OF 214.90 FEET; THENCE SOUTH 58 DEGREES, 47 MINUTES, 11 SECONDS WEST A DISTANCE OF 288.97 FEET TO A POINT IN THE CENTERLINE OF LINCOLN HIGHWAY FORMERLY KNOWN AS GLENWOOD DYER ROAD; THENCE SOUTH 31 DEGREES, 12 MINUTES, 49 SECONDS EAST ON SAID CENTERLINE OF LINCOLN HIGHWAY AND ON THE SOUTHEASTERLY PROLONGATION OF SAID CENTERLINE A DISTANCE OF 181.92 FEET; THENCE NORTH 60 DEGREES, 57 MINUTES, 05 SECONDS EAST A DISTANCE OF 49.15 FEET; THENCE NORTH 58 DEGREES, 47 MINUTES, 11 SECONDS EAST A DISTANCE OF 128.50 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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EXITO, INCORPORATED LOAN MODIFICATION AGREEMENT - PAGE 2

Permanent Index Number 33-20-301-005-0000
Property Address R.R. 1, BOX 18C, LYNWOOD, ILLINOIS A/K/A SUBWAY
SANDWICH SHOP, GLENWOOD-DYER ROAD, LYNWOOD, ILLINOIS

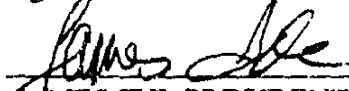
WHEREAS, the undersigned owner of said premises, desires a modification of the terms of said loan and said DOWNERS GROVE NATIONAL BANK, has agreed to the terms of said loan modification as herein stated; and

WHEREAS, the parties desire to restate the modified terms of said loan so that there shall be no misunderstanding or the matter;

THEREFORE, it is hereby agreed that, as of the date of this Agreement, the unpaid balance of said indebtedness is FORTY-TWO THOUSAND THREE HUNDRED SIXTY EIGHT AND 27/100 DOLLARS (\$ 42,368.27), all of which the undersigned promises to pay with interest at NINE AND THREE QUARTERS percent (9.75 %) per annum until paid, and that the same shall be payable in the amount of SIX HUNDRED SIXTY ONE AND 59/100 DOLLARS (\$ 661.59) per month beginning on MAY 28 1995, to be applied first to interest, and balance to principal. The maturity date of the loan shall be UNTIL FULLY PAID, at which time any remaining unpaid principal and interest shall become due.

It is further agreed that all terms and conditions contained in said note and mortgage or trust deed in the form of a mortgage not herein specifically modified shall remain in full force and effect.

Signed, sealed and delivered this 28TH day of APRIL, 1995.

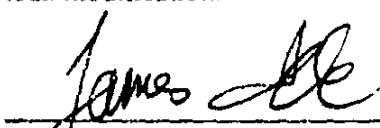

JAMES IDE, PRESIDENT

DOWNERS GROVE NATIONAL BANK, as Mortgagee

BY: 
GARRY T. CORRIE, VICE PRESIDENT

CONSENT TO LOAN MODIFICATION

The undersigned endorser of endorsers, guarantor or guarantors, or other secondary obligor or obligors, including an original unreleased borrower or borrowers hereby consent to the foregoing loan modification.


JAMES IDE

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EXITO, INCORPORATED LOAN MODIFICATION AGREEMENT - PAGE 3

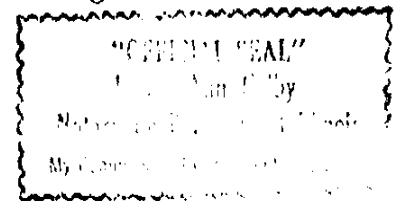
STATE OF ILLINOIS)
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that _____
JAMES IDE personally known to me to be the same person(s)
whose name(s) 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 notarial seal this 25th day of April 19 95.
Susan Ann Colby
Notary Public

THIS INSTRUMENT WAS PREPARED BY AND MAILED TO:

DOWNERS GROVE NATIONAL BANK
5140 S. MAIN STREET
DOWNERS GROVE, IL 60515



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