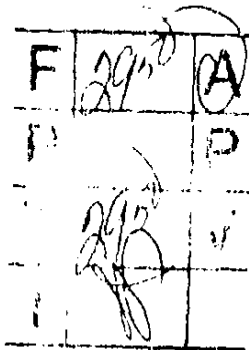


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COOK COUNTY RECORDER
150003 1800 9154 05/31/98 0041:00
4407 14.1 8-26-41 1235'SS
COOK COUNTY RECORDER

NOTE MODIFICATION AGREEMENT

Lakeside Bank (the "Lender"), an Illinois banking corporation and the undersigned, Charles P. Rondoni and Germaine H. Rondoni, his wife (the "Borrowers") and Patrick H. Arbor (the "Guarantor") agree as follows:

1. The BANK presently owns and holds BORROWERS' note, dated April 20., 1995, and payable to the BANK in the sum of \$50,000.00. The note is executed by Charles P. Rondoni and Germaine H. Rondoni, his wife.
2. The note is secured by a mortgage of same date conveying the premises commonly known as 6153 North Kilpatrick, Chicago, Illinois. The mortgage was recorded with the Cook County Recorder of Deeds on May 3, 1995, as Document No.95301454, securing the real estate described in attached Exhibit "A". The Note, Mortgage, and all other documents evidencing or securing the Loan (the "Loan Documents") are hereby incorporated herein by reference.
3. The Borrowers have requested and the Lender has agreed that the terms of the Loan be modified. Accordingly, but subject to the conditions hereinafter provided, the Note and Mortgage (and each of the other Loan Documents to the extent necessary to conform thereto) are hereby amended as follows:
 - (a) The Maturity Date is extended (from May 23, 1996) to May 23, 1997.
 - (b) The note contract rate is decreased (from 11.0% per annum) to 10.0% per annum.
4. The Borrowers hereby warrants to the Lender that the title to the Premises and the priority of the Lien are in the same condition and subject to no exceptions other than as shown in the Loan Policy, except that the real estate taxes are currently paid and the Premises are free and clear from any mechanics' (or other) liens with respect to any construction work thereon.

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PAGE TWO
NOTE MODIFICATION AGREEMENT
CHARLES P. RONDONI
MAY 23, 1996


5. The foregoing modification shall be effective as of the date hereof, all other provisions of the shall remain in full force and effect; the execution hereof by the Borrowers shall also constitute its direction upon the land trust to execute such documents reflecting this modification as the Bank may deem necessary or appropriate hereto.

Dated this 23rd day of May, 1996.

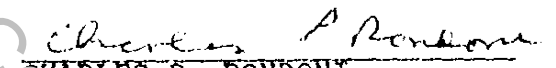
LENDER:

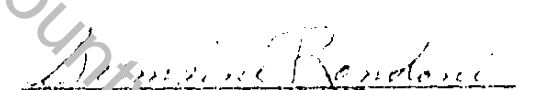
LAKESIDE BANK

BY:

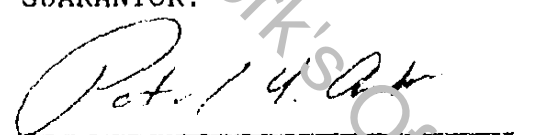

RICHARD H. HUSON
Vice President

BORROWERS:


CHARLES P. RONDONI


GERMAINE H. RONDONI

GUARANTOR:


PATRICK H. ARBOR

800111003

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EXHIBIT A

THE NORTH HALF OF LOT 129 AND THE SOUTHERLY 30 FEET OF LOT 130 IN KOESTER AND COMPANY'S SECOND ADDITION TO SAUGANASH SUBDIVISION IN CALDWELL'S RESERVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 15, 1928 AS DOCUMENT 9956617 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 6153 NORTH KILPATRICK, CHICAGO, ILLINOIS 60646

PIN: #13-03-120-001

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90071-05

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, Fanny Yuen a Notary Public in and for and residing in said County, in the state aforesaid, DO HEREBY CERTIFY THAT Charles P. Rondoni and Germaine H. Rondoni, his wife, who are personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28 date of MAY 1996.



Fanny Yuen
NOTARY PUBLIC

Commission Expires: 8-17-98

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8-17-98

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09/15/2008