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Prepared by and Mail to:

Ronald S. Bailis
General Counsel
Republic Bank of Chicago
1510 75th Street
Darien, IL 60561.

96686168

DEPT-01 RECORDING \$29.50
170008 TRAN 4589 09/09/96 10:23:00
7606 # BJ #176-626168
COOK COUNTY RECORDER



MODIFICATION AND EXTENSION AGREEMENT

THIS AGREEMENT is made June 1, 1996, between Republic Bank of Chicago, hereinafter called Bank, and FINANCIAL PLACE PARKING, INC., an Illinois corporation the present owner of the subject property and/or obligor under the Note, (collectively referred to herein as "Borrower").

WITNESSETH:

WHEREAS, the Borrower executed a Note (the "Note") payable to Bank dated on or about May 30, 1995 in the amount of \$311,250.00 which such Note was secured by a Mortgage of or about such Note date on the real estate described on the attached Exhibit "A" which was recorded in office of the Recorder of Deeds for Cook County, Illinois on 6/28/95 as document no. 9516151.

WHEREAS, the original maturity date of such Note was May 31, 1996.

WHEREAS, the parties hereto wish to modify the terms of said Note as set forth herein.

NOW THEREFORE, in consideration of ONE DOLLAR, the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. That the current principal balance of the loan is \$311,250.00
2. That the Maturity Date of such Note and Mortgage is hereby extended from May 31, 1996 to December 31, 1996.
3. In all other respects, the Note hereinbefore described shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, each of the parties hereto has caused this instrument to be executed in its proper

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corporate and/or partnership name by its proper agents thereunto duly authorized, all on the day and year first aforesaid.

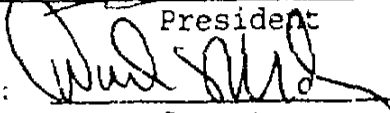
Financial Place Parking, Inc., an Illinois corporation

By:



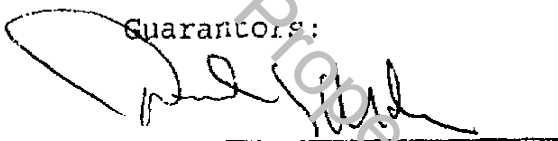
President

Attest:



Secretary

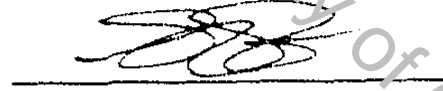
Guarantors:



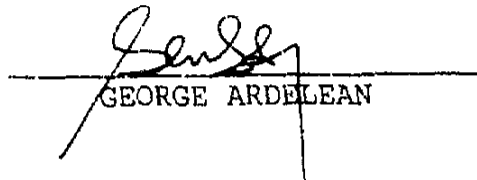
DANIEL S. MAHRU



ANTOIN S. REZKO



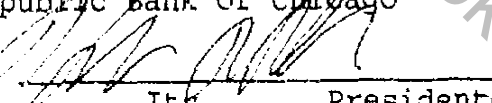
GARY POTER



GEORGE ARDELEAN


Republic Bank of Chicago

By:



Its President

ATTEST



Its Secretary

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EXHIBIT A

Legal Description

Parcel 1:

THE SOUTH 11 FEET OF LOT 34 (EXCEPT THE EAST 4 FEET THEREOF) AND LOTS 39, 40, 45, AND 46 (EXCEPT THE EAST 4 FEET OF SAID LOTS) IN THE SUBDIVISION OF BLOCK 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-16-402-023-0000

COMMON ADDRESS: 729 S. WELLS, CHICAGO, IL 60605

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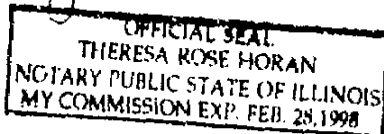
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ACKNOWLEDGEMENT

STATE OF ILLINOIS)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that the above named Arnold Kahle and Alvin Puccho 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, sealed and delivered the said instrument as such officers of Republic Bank of Chicago and caused the seal of said Bank to be thereunto affixed as their free and voluntary act and as the free and voluntary act and as the free and voluntary act and deed of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of July, 1995.



Theresa Rose Horan
Notary Public

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STATE OF ILLINOIS)
COUNTY OF Cook) SS.

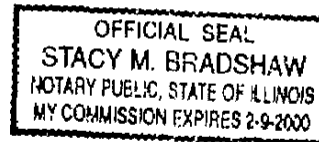
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL S. MAHRU, ANTOIN S. REZKO, GARY POTER AND GEORGE ARDELEAN, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Guaranty, appeared before me this day in person, and each such person acknowledged that such person signed, sealed and delivered the said Guaranty as the free and voluntary act of such person, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of July, 1995.



Notary Public

Commission expires: 2-9-2000



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