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96800512

RECORDATION REQUESTED BY:

First of America Bank - Illinois, N.A.
325 North Milwaukee Avenue
Libertyville, IL 60048

WHEN RECORDED MAIL TO:

First of America Bank - Illinois, N.A.
325 North Milwaukee Avenue
Libertyville, IL 60048

DEPT-01 RECORDING \$27.50
T40013 TRAN 3960 10/21/96 1143:00
44087 # TB *-96-800512
COOK COUNTY RECORDER

SEND TAX NOTICES TO:

Evanston Northshore Hotel Partners
920 York Road, Suite 200
Hinsdale, IL 60521

American National Bank & Trust
Company, as Trustee under Trust
Agreement dated October 10, 1991
and known as Trust Number
114621-08
33 North LaSalle Street
Chicago, IL 60602

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: First of America Bank - Illinois, N.A.
120 West State Street
Rockford, Illinois 61101



MODIFICATION OF MORTGAGE

96800512

THIS MODIFICATION OF MORTGAGE IS DATED AUGUST 30, 1996, BETWEEN Evanston Northshore Hotel Partners, whose address is 920 York Road, Suite 200, Hinsdale, IL 60521 and American National Bank & Trust Company, as Trustee under Trust Agreement dated October 10, 1991 and known as Trust Number 114621-08, whose address is 33 North LaSalle Street, Chicago, IL 60602 (referred to below individually and collectively as "Grantor"); ; and First of America Bank - Illinois, N.A. (referred to below as "Lender"), whose address is 325 North Milwaukee Avenue, Libertyville, IL 60048.

MORTGAGE. Grantor and Lender have entered into a mortgage dated April 5, 1995 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Recorded April 12, 1995 in Cook County as Document No. 95-244346

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in Cook County, State of Illinois:

LOT 1 IN THE CITY OF EVANSTON CONSOLIDATION OF LOTS 5 TO 10 BOTH INCLUSIVE IN BLOCK 29 OF THE VILLAGE OF EVANSTON IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.

The Real Property or its address is commonly known as 1501 Sherman Avenue, Evanston, IL 60201. The Real Property tax identification number is 11-18-318-015.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Extend the maturity date from August 30, 1996 to September 3, 2001. Increase the principal amount from Two Million and No/100 (\$2,000,000.00) to Two Million One Hundred Eighty Thousand and

27.50
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MODIFICATION OF MORTGAGE

(Continued)

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No/100 (\$2,180,000.00).


CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

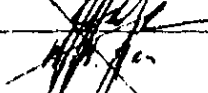
GRANTOR:

Evanston Northshore Hotel Partners

By: 
Hui-Hsiao Yen, General Partner

By: 
Su Yen, General Partner


American National Bank & Trust Company, as Trustee under Trust Agreement dated October 10, 1991 and known as Trust Number 114621-08

By:  X
Michael Wang TRUST OFFICER

This instrument is executed by the undersigned Land Trustee not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

LENDER:

First of America Bank - Illinois, N.A.

By: 
Authorized Officer

96800512
21560836

PARTNERSHIP ACKNOWLEDGMENT

STATE OF Illinois)
) ss
COUNTY OF Lake)



On this 18th day of September, 1996, before me, the undersigned Notary Public, personally appeared Hui-Hsien Yen, General Partner; and Su Yen, General Partner, and known to me to be partners or designated agents of the partnership that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the partnership, by authority of statute or its Partnership Agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the partnership.

By Carol Ringelstein Residing at _____

Notary Public in and for the State of Illinois

My commission expires 11/15/98

INDIVIDUAL ACKNOWLEDGMENT

STATE OF _____)
) ss
COUNTY OF _____)

On this day before me, the undersigned Notary Public, personally appeared X, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this _____ day of _____, 19____.

By _____ Residing at _____

Notary Public in and for the State of _____

My commission expires _____

COOK COUNTY NOTARY PUBLIC'S OFFICE

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MODIFICATION OF MORTGAGE

(Continued)

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INDIVIDUAL ACKNOWLEDGMENT

STATE OF IL

) ss American National Bank and Trust Company of Chicago

COUNTY OF Mc Henry

Michael Wang **TRUST OFFICER**

On this day before me, the undersigned Notary Public, personally appeared X, to me known to be the individual described in and who executed the Modification of Mortgage, and acknowledged that he or she signed the Modification as his or her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this SEP 19 1996 day of SEP 19 1996, 19 1996.

By Rina Cziczko Residing at _____

Notary Public in and for the State of Illinois

My commission expires 01-17-99



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