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This document was prepared by:
STATE BANK OF COUNTRYSIDE
8734 Joliet Road
Countryside, Illinois 60525

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COOK COUNTY RECORDER

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MODIFICATION AGREEMENT to an Mortgage held by STATE BANK OF COUNTRYSIDE

1. DATE AND PARTIES. The date of this Modification Agreement (Agreement) is November 1, 1996, and the parties are the following:

MORTGAGOR OF PROPERTY/BORROWER:

STATE BANK OF COUNTRYSIDE A/T/U/T DTD 12/13/95 A/K/A TRUST NO. 95-1840 AND NOT PERSONALLY
a trust
8734 JOLIET ROAD
COUNTRYSIDE, ILLINOIS 60525

BORROWER:

STATE BANK OF COUNTRYSIDE A/T/U/T DTD 12/13/95 A/K/A TRUST NO. 95-1840 AND NOT PERSONALLY
a trust
8734 JOLIET ROAD
COUNTRYSIDE, ILLINOIS 60525
XELLE MORGAN
1658 WEST WABANSIA
CHICAGO, IL 60622
Social Security # 385-20-8728

BANK:

STATE BANK OF COUNTRYSIDE
an ILLINOIS banking corporation
8734 Joliet Road
Countryside, Illinois 60525
Tax I.D. # 38-2814435
(as Mortgagee)

2. BACKGROUND.

- A. THE WEST 13.8 FEET OF LOT 95 AND ALL OF LOTS 96, 97 AND 98 IN KEENAN'S SUBDIVISION OF BLOCK 24 IN SHEFFIELDS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. P. I. N. 14-31-422-011-0000.
- B. MORTGAGE DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 9, 1996 AS DOCUMENT R96-11257, MADE BY STATE BANK OF COUNTRYSIDE
- C. ASSIGNMENT OF RENTS AND LEASES DATED JANUARY 30, 1996 AND RECORDED FEBRUARY 9, 1996 AS DOCUMENT 96-112578 MADE BY STATE BANK OF COUNTRYSIDE
- D. MORTGAGE MODIFICATION DATED APRIL 24, 1996 AND RECORDED JULY 18, 1996 AS DOCUMENT NO. 96-548784 MADE BY STATE BANK OF COUNTRYSIDE

3. MODIFICATION. The terms and conditions of the loan (Loan) are hereby modified to read as follows:

Borrower has received an additional loan in the principal amount of \$350,000.00. The current balance of the Note above described and the additional loan have been combined and the new combined loan is evidenced by a new note (Note) dated November 1, 1996 and to be fully repaid on demand or before February 1, 1997. Said Note is secured by the Property pursuant to the terms of the Mortgage.

Modification Agreement (c)1994, Bankers Systems, Inc. St. Cloud, MN IL-107-040595-2.80

MORGAN, XELLE 11/01/96

** READ ANY PAGE WHICH FOLLOWS FOR ANY REMAINING PROVISIONS.**

PAGE 1

2750
by

ILLINOIS NATIONAL TITLE NETWORK
THREE FIRST NATIONAL PLAZA
SUITE 578
CHICAGO, IL 60602

[Signature]
Initials

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STATE OF IL

COUNTY OF Cook

On this 7 day of Nov, 1996, the undersigned, a notary public, certify that ANDREW R. SOUCEK, ASST. VICE PRESIDENT, of STATE BANK OF COUNTRYSIDE, an ILLINOIS banking corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (he/she) signed and delivered the instrument as (his/her) free and voluntary act, for the uses and purposes set forth. My commission expires _____.

OFFICIAL SEAL
LINDA J DILLON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 21, 1997

Linda J. Dillon
NOTARY PUBLIC

THIS IS THE LAST PAGE OF A 3 PAGE DOCUMENT. EXHIBITS AND/OR ADDENDA MAY FOLLOW.

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NOTICE AND CONSENT TO MODIFICATION BY GUARANTOR

GUARANTOR:

XELLE MORGAN
1658 WEST WABANSIA
CHICAGO, IL 60622
Social Security # 385-20-8726

BANK:

STATE BANK OF COUNTRYSIDE
an ILLINOIS banking corporation
6734 Joliet Road
Countryside, Illinois 60525
Tax I.D. # 38-2814458

STATE BANK OF COUNTRYSIDE hereby notifies Guarantor, and Guarantor acknowledges, that Borrower has requested a modification to the terms of the Loan and that Bank has agreed to modify the Loan, subject to the terms and conditions contained in a Modification Agreement dated November 1, 1996, and executed by STATE BANK OF COUNTRYSIDE A/T/U/T DTD 12/13/95 A/K/A TRUST NO. 86-1840 AND NOT PERSONALLY and XELLE MORGAN (Borrower). Guarantor unconditionally consents to such modification.

Except to the extent that the Modification Agreement expressly modifies the terms and conditions of the Loan, Guarantor acknowledges that the terms and conditions of the Note and Guaranty Agreement continue in full force and effect.

Dated: _____

GUARANTOR:

Xelle Morgan

XELLE MORGAN
Individually

STATE OF IL

COUNTY OF Cook ss: The Undersigned
On this 7 day of Nov., 1996, The Undersigned, a notary public, certify that XELLE MORGAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that (he/she) signed and delivered the instrument as (his/her) free and voluntary act, for the uses and purposes set forth.
My commission expires:

OFFICIAL SEAL
LINDA J DILLON
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. APR. 21, 1997

Linda J. Dillon

NOTARY PUBLIC

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