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AMENDMENT
TO
MORTGAGE

DEPT-01 RECORDING \$31.50
T#0003 TRAM 1048 01/08/96 10:30:00
#0099 L# *-96-014711
COOK COUNTY RECORDER

For Recorder's Use Only

This Amendment to Mortgage is dated as of December 27, 1995, and is between Peter A. Johnsen & Son, Inc. (the "Mortgagor") and Firststar Bank Illinois (the "Lender").

Mortgagor executed and delivered to Lender a [Mortgage] dated January 13, 1995, (the "Mortgage") recorded in Cook County, Illinois, on January 24, 1995, as Document No. 95054139, an Assignment of Rents (dated January 13, 1995 recorded on January 24, 1995 as Document No. 95054140).

The real property (the "Real Estate") subject to the Mortgage is located in Cook County, Illinois and is described as follows:

THE SOUTH 15 FEET, AS MEASURED ON THE EAST LINE THEREOF OF THE EAST 250 FEET, AS MEASURED ON THE SOUTH LINE THEREOF OF LOT 3, TOGETHER WITH THE NORTH 135 FEET, AS MEASURED ON THE EAST LINE THEREOF OF THE EAST 250 FEET, AS MEASURED ON THE NORTH LINE THEREOF OF LOT 4 IN ANN MURPHY ESTATE DIVISION OF LAND IN SECTIONS 27 AND 28, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUTNY, ILLINOIS.

The Real Estate is commonly known as 300 N. Dee Road, Park Ridge, Illinois, 60068. (PIN No. 09-27-306-023-0000).

The Mortgage secures, among other things, payment of the note (the "Note") from Mortgagor to Lender dated January 13, 1995, in the original principal amount of \$ 500,000.00, as described in the Mortgage, which Note has been amended by Lender and Mortgagor at the request of Mortgagor.

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Mortgagor and Lender hereby amend the Mortgage as follows:

1. This Amendment is given for the same consideration recited in the Mortgage and in consideration of the amendment to Note recited above, and for other good and valuable consideration.
2. The Mortgage shall continue to secure, among other things, payment of the Note according to the terms of the Mortgage and the terms of the Note, as amended, and shall continue to secure the Note, as subsequently amended, extended, modified, and renewed.

Except as modified herein, all other terms, provisions and conditions of the Mortgage remain in full force and effect and nothing herein shall affect the priority of the Mortgage. All warranties and representations contained in the Mortgage are hereby reconfirmed as of the date hereof. This Amendment shall not be construed as or be deemed to be a waiver by Lender of existing defaults by Mortgagor, whether known or undiscovered.

IN WITNESS WHEREOF, the parties have signed below.

MORTGAGOR:

Peter A. Johnsen & Son, Inc.

By: [Signature]

Name: Frank J. Johnsen, Jr.

Title: Vice President

LENDER:

FIRSTAR BANK ILLINOIS

By: [Signature] VP

Name: Joseph A. Shemky

Title: Vice President

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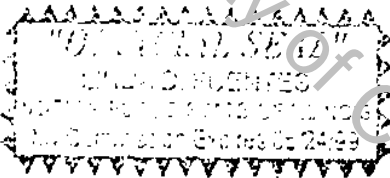
[Notarization for Corporate Mortgagor]

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

On this 27th day of December, 1995, before me, a Notary Public, personally appeared Frank Johnson, Jr. and _____ and to me personally known, who being by me duly sworn, did say that they are the Vice President and _____ respectively of Peter A. Johnson & Son, Inc. a Illinois corporation and that this instrument was signed and sealed on behalf of such corporation, by its authority.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Linda D. Hunter
Notary Public



State of Illinois
My Commission: 05/24/99

[Notarization for Individual Mortgagor]

STATE OF ILLINOIS)
) ss.
COUNTY OF _____)

On this ___ day of _____, 19 ___, before me, a Notary Public, personally appeared _____ to me personally known, who being by me duly sworn, did say that they signed this instrument as their free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

State of Illinois
My Commission: _____

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[Notarization for Corporate Mortgagor]

STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

On this 27th day of December, 1999, before me, a Notary Public, personally appeared Joseph J. Shemley and _____ and to me personally known, who being by me duly sworn, did say that they are the Vice President and _____, respectively of Firststar Bank, a Illinois a banking association, and that this instrument was signed and sealed on behalf of such association, by its authority.

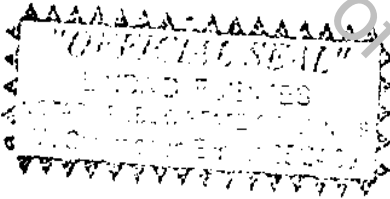
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Linda D. Fuentes

Notary Public

State of Illinois

My Commission: 05/24/99



This instrument was drafted by Michele Huxel on behalf of Firststar Bank Illinois.

RETURN TO:

Firststar Bank Illinois
Collateral Department
30 N. Michigan Ave.
Chicago, IL 60602
Location 16

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