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MODIFICATION AND EXTENSION AGREEMENT

This MODIFICATION AND EXTENSION AGREEMENT ("Agreement") is made as of March 1, 1996 between WAYNE B. ETHREIDGE (hereinafter referred as "MAKER") and REPUBLIC BANK OF CHICAGO, an Illinois banking corporation (the "Bank"), having its principal office at 1510 75th Street, Darien, IL 60551.

R E C I T A L S

1. The Bank has lent to MAKER the sum of \$35,000. evidenced by a Promissory Note in the amount of \$35,000. dated February 28, 1995 executed by MAKER and delivered by him to the Bank.

2. The maturity date of the loan evidenced by the aforesaid Promissory Note is March 1, 1996.

DEPT-10 PENALTY

\$26.00

3. Payment of the Promissory Note is secured by mortgage dated February 28, 1995 on real estate commonly known as 1920 N. Lincoln Ave. Units 1C and 2C and parking spaces P-5 and P-6, Chicago, IL 60614 and legally described on "Exhibit A" attached hereto and made a part hereof.

4. MAKERS desire to extend the maturity date of the loan evidenced by the aforesaid Promissory Note and have requested that the Bank extend such maturity date.

NOW, THEREFORE, in consideration of the mutual covenants and conditions herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all hereto, MAKERS hereby agree with Bank as follows:

5. The maturity date of the aforesaid Promissory Note shall be and hereby is extended to June 1, 1996 at which time the entire indebtedness evidenced by said Promissory Note shall be due and payable.

6. In all respects, other than those expressed or amended or supplemented hereby, MAKERS and each of them do hereby ratify and confirm the provisions, terms and conditions of the aforesaid Promissory Note, and Mortgage.

29.50
26.00
55.50
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IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed the day and year first above written.

Wayne B. Ethridge
WAYNE B. ETHRIDGE

REPUBLIC BANK OF CHICAGO
an Illinois banking corporation

By: James A. Warner
Title: Vice President

ATTEST

Julius A. Warner
Title: Vice President

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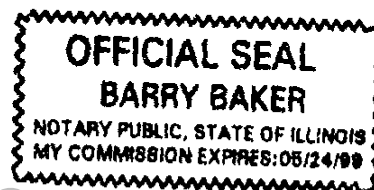
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, WAYNE B. ETHREIDGE personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged the he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this March 29, 1996

Not a Public

(Notary Seal)



REPUBLIC BANK
1510 75TH ST
DARIEN IL 60561

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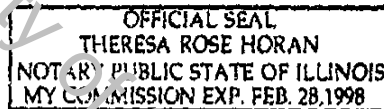
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, A Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James G. Wasson of REPUBLIC BANK OF CHICAGO and Lee Zagorkals of said REPUBLIC BANK OF CHICAGO, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Vice President respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their on free and voluntary act and as the free and voluntary act of said REPUBLIC BANK OF CHICAGO for the uses and purposes therein set forth.

Given under my hand and notarial seal this MARCH 26, 1996

Theresa L. Lee
Notary Public

(Notary Seal)



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Exhibit A

Property"):

Unit numbers C-1, C-2, P-5 and P-6 in the 1920 Lincoln Condominium, as delineated on a survey of the following described real estate. Part of lots 14, 15, 18, the 10 foot alley north of and adjoining said lot 15 and the 40 foot street (Lonergan Street) lying east of and adjoining lot 15, all in Lonergan's subdivision of the south 2 acres of block 39 in canal trustees' subdivision in section 33, township 40 north, range 14, east of the third principal meridian, also said tract includes part of lot 1 in the subdivision of lots 19, 20 and 21 in Armstrong's subdivision of the north 3 acres and lots 16 and 17 in Lonergan's subdivision of the south 2 acres of block 39 in canal trustees' subdivision, aforesaid, all of the above being taken as one tract, bounded and described as follows: Commencing at the southwest corner of lot 22 in Lonergan's subdivision, aforesaid; thence west along the north line of west Wisconsin street and said north line extended, a distance of 83.61 feet to a line that is 50 feet east of and parallel to the west line of north Orleans street, extended north; thence north along said parallel line, a distance of 100.76 feet to its intersection with a line that is 44 feet southeasterly of and parallel to the northwesterly line of Ogden Avenue, as opened by ordinance of the city council; thence northeasterly along said line which is 44 feet southeast of and parallel to the northwesterly line of Ogden Avenue, as opened, a distance of 94.38 feet to the southwesterly line of north Lincoln Avenue, as extended, thence southeasterly along the southwesterly line of north Lincoln Avenue, extended, a distance of 64.36 feet to the southeasterly line of north Ogden Avenue, as opened; thence southwesterly along the southeasterly line of north Ogden Avenue, as opened, to the west line of lot 18 in Lonergan's subdivision, aforesaid; thence south along the west line of lots 18, 19, 20, 21 and 22 in said Lonergan's subdivision to the place of beginning, in Cook County, Illinois; which survey is attached as Exhibit "A" to the declaration of condominium recorded as document number 86-581, 214, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

The Real Property or its address is commonly known as 1920 N. Lincoln Avenue, 1C and 2C, and Parking spaces P-5 and P-6, Chicago, IL 60614. The Real Property tax identification number is 14-33-401-066-1010, 14-33-401-066-1011, 14-33-401-066-1023 and 14-33-401-066-1024.

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