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MODIFICATION OF ASSIGNMENT
OF RENTS AGREEMENT

WHEREAS, MIDWEST TRUST SERVICES, INC., Successor Trustee to THE MIDWEST BANK AND TRUST COMPANY, not personally, but as Trustee, u/a/d January 30, 1978 and known as Trust No. 78-01-2378 executed and delivered an Assignment of Rents to the Assignees of the Assignment of Rents stated on Exhibit "A" attached to said Assignment of Rents, which Assignment of Rents was duly recorded on January 29, 1993 as document number 93-076561 in the public records of Cook County, Illinois (see Exhibit "A" attached hereto and made a part hereof for a legal description of the real estate to which the Assignment of Rents encumbers) and which Assignment of Rents is hereby incorporated herein as part of this instrument; and

WHEREAS, one of the original Assignees, E. ANDREW WROBLEWSKI, as the surviving Joint Tenant of VIRGINIA M. WROBLEWSKI (now deceased) and E. ANDREW WROBLEWSKI, as Joint Tenants with Right of Survivorship, has sold, assigned, transferred and set over all of his right, title and interest in

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PROPERTY # 33.00
#ADL1585 # 0.50
97421158 #
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and to his Instalment Note Number 3 to CAROLE ANN WROBLEWSKI, as Trustee of THE CAROLE ANN WROBLEWSKI REVOCABLE DECLARATION OF TRUST AGREEMENT dated December 3, 1996, effective as of May 30, 1997 and, concurrent with said sale, assignment, transfer and setting over to CAROLE ANN WROBLEWSKI, as Trustee of THE CAROLE ANN WROBLEWSKI REVOCABLE DECLARATION OF TRUST AGREEMENT dated December 3, 1996, E. ANDREW WROBLEWSKI will no longer be one of the Assignees of the Assignment of Rents as CAROLE ANN WROBLEWSKI, as Trustee of THE CAROLE ANN WROBLEWSKI REVOCABLE DECLARATION OF TRUST AGREEMENT dated December 3, 1996, has succeeded to and taken over E. ANDREW WROBLEWSKI'S interest as an Assignee; and

WHEREAS, the parties desire to modify the Assignment of Rents as stated herein in order that the Assignment of Rents be amended to reflect the change of one of the original Assignees of the Assignment of Rents; and

WHEREAS, the parties have agreed that said modification of the Assignment of Rents shall be effective as of May 30, 1997, the effective date of this Agreement; and

WHEREAS, the parties desire to restate the modified terms of said Assignment of Rents so that there shall be no misunderstanding of the matter.

NOW THEREFORE, it is hereby agreed that, as of May 30, 1997, the effective date of this Agreement, E. ANDREW WROBLEWSKI, as the surviving Joint Tenant of VIRGINIA M. WROBLEWSKI (now

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deceased) and E. ANDREW WROBLEWSKI, as Joint Tenants with Right of Survivorship, now located at 2103 Lincoln Street, Evanston, Illinois, 60201, whose percentage interest as an Assignee of the Assignment of Rents is 9.375%, shall no longer be an Assignee of the Assignment of Rents and that CAROLE ANN WROBLEWSKI, as Trustee of THE CAROLE ANN WROBLEWSKI REVOCABLE DECLARATION OF TRUST AGREEMENT dated December 3, 1996, located at 1971 Ammer Ridge, #301, Glenview, Illinois, 60025, the assignee/purchaser of E. ANDREW WROBLEWSKI'S Instalment Note Number 3, shall, as of May 30, 1997, succeed to and take over E. ANDREW WROBLEWSKI'S 9.375% percentage interest as an Assignee of the Assignment of Rents and be entitled to and enjoy any and all of the rights, privileges and powers as said Assignee.

FURTHERMORE, that in all other respects the said Assignment of Rents shall remain in full force and effect.

AGREED:

MIDWEST TRUST SERVICES, INC.,
Successor Trustee to THE MIDWEST
BANK AND TRUST COMPANY, not
personally, but as Trustee
u/a/d January 30, 1978 and
known as Trust No. 78-01-2378

BY: Margaret J. Tucke
Land Trust Administrator

BY: Spink S. Meston
Land Trust Administrator

SEE EXCULPATORY RIDER
ATTACHED TO AND
MADE PART OF

AGREED:

E. Andrew Wroblewski
E. ANDREW WROBLEWSKI, as
the surviving Joint Tenant
of VIRGINIA M. WROBLEWSKI
(now deceased) and E.
ANDREW WROBLEWSKI, 95
Joint Tenants with Right
of Survivorship

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State of Illinois, County of Cook, SS.,

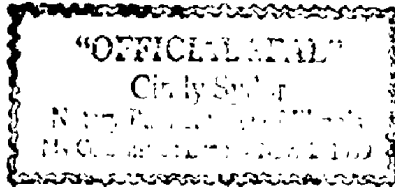
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Margaret M. Truslike, L.T.A.
and Emily S. Montelone, L.T.A. et
Midwest Trust Services, Inc.

personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of May, 1997

Commission expires: November 2, 1999

Andy Sygo
Notary Public



AGREED:

Carole Ann Wroblewski
CAROLE ANN WROBLEWSKI, as Trustee
of THE CAROLE ANN WROBLEWSKI REVOCABLE
DECLARATION OF TRUST AGREEMENT dated
December 3, 1996

State of Illinois, County of Cook, SS.,

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby

State of Illinois, County of Cook, SS.,

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that E. Andrew Wroblewski

personally known to me to be the same person is whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of May, 1997

Commission expires:

Mark M. Dicara
Notary Public



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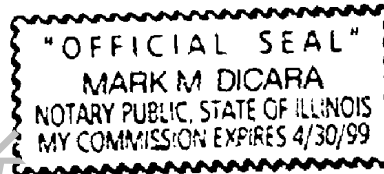
certify that Carole Ann Wroblewski


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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 30th day of May, 1997

Commission expires:


Notary Public




This instrument was prepared by and should be mailed to: HOWARD D. HERMAN, 5765 N. Lincoln Ave., #21, Chicago, Illinois, 60659

COOK COUNTY
RECORDER
JESSE WHITE
CLERK'S OFFICE

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ATTACHMENT TO MODIFICATION OF ASSIGNMENT OF RENTS AGREEMENT

EXHIBIT "A"

Legal Description:

Lot 2 in the Resubdivision of Lot 12, except the East 129.87 feet thereof, and Lot 13 in Resubdivision of Outlot 'D', in Schaumburg Industrial Park, being a Subdivision of the Southeast 1/4 of Section 11, and part of the Northeast 1/4 of Section 14, all in Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number(s): 07-11-400-052-0000

Address(es) of Premises: 840 Remington Road, Schaumburg,
Illinois, 60173

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THIS RIDER IS ATTACHED TO AND MADE PART OF A CERTAIN MODIFICATION OF
ASSIGNMENT OF RENTS AGREEMENT DATED MAY 30, 1997 AND EXECUTED BY MIDWEST TRUST
SERVICES, INC. AS SUCCESSOR TRUSTEE TO MIDWEST BANK AND TRUST COMPANY UNDER
TRUST AGREEMENT NUMBER 78-01-2378:

It is expressly understood and agreed by and between the parties hereto that each and all of the warranties, indemnities, representations, covenants, and undertakings and agreements herein made on the part of the trustee are made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements of **Midwest Trust Services, Inc. as successor trustee to Midwest Bank and Trust Company**, but are made and intended for the sole purpose of binding the trust property, and this document is executed and delivered by said **Midwest Trust Services Inc. as successor trustee to Midwest Bank and Trust Company**, not in its' own rights, but as trustee solely in the exercise of the power that conferred upon it as such trustee and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or be enforceable against **Midwest Trust Services, Inc. as successor trustee to Midwest Bank and Trust Company** on account of any warranties, indemnities, representations, covenants, undertaking or agreement therein contained, whether expressed or implied, all such personal liability, if any, being expressly waived and released by the parties hereto and by all persons claiming by, through and under them.

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