

RECORDATION REQUESTED BY:

The Mid-City National Bank of
Chicago
7222 West Cermak Road
North Riverside, IL 60546

WHEN RECORDED MAIL TO:

The Mid-City National Bank of
Chicago
7222 West Cermak Road
North Riverside, IL 60546

SEND TAX NOTICES TO:

The Mid-City National Bank of
Chicago
7222 West Cermak Road
North Riverside, IL 60546

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: D. Dieken

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 1, 1997, BETWEEN MGDSF Partnership (referred to below as "Grantor"), whose address is 2528 South 27th Avenue, Broadview, IL 60153; and The Mid-City National Bank of Chicago (referred to below as "Lender"), whose address is 7222 West Cermak Road, North Riverside, IL 60546.

MORTGAGE. Grantor and Lender have entered into a mortgage dated May 16, 1997 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Mortgage recorded 5/18/90 as document #90232234, along with Assignment of Rents recorded 5/18/90 as document #90232235, with the Cook County Recorder's Office

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

The North 194.0 feet of the South 630 feet of the West 300 feet of that part of the East 1/2 of the North East 1/4 of Section 21, Township 39 North, Range 12 East of the Third Principal Meridian, lying East of and adjoining the Easterly right of way line of the Indiana Harbor Belt Railroad Company, in Cook County, Illinois.

The Real Property or its address is commonly known as 2528 South 27th Avenue, Broadview, IL 60153. The Real Property tax identification number is 15-21-202-066.

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

Modification to change terms to 1.0% over prime variable with a floor of 7.0% and ceiling of 12.0%, amortized over 15 years with a balloon balance due at the end of 5 years..

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 endorser 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.

Box 452

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97724295

09-01-1997
Loan No 51922

MODIFICATION OF MORTGAGE
(Continued)

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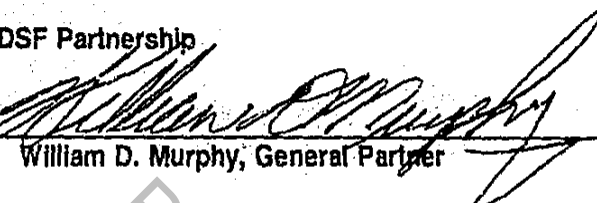
or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

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

GRANTOR:

MGDSF Partnership

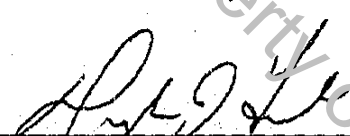
By:


William D. Murphy, General Partner

By:


Michael DelGludice, General Partner

By:


Douglas J. Fink, General Partner

By:


Ralph Gervasio, General Partner

all

LENDER:

The Mid-City National Bank of Chicago

By:

Authorized Officer

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09-01-1997
Loan No 51922

MODIFICATION OF MORTGAGE
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PARTNERSHIP ACKNOWLEDGMENT

STATE OF _____)
) ss

COUNTY OF _____)

On this _____ day of _____, 19 _____, before me, the undersigned Notary Public, personally appeared William D. Murphy, General Partner of MGDSF Partnership; Michael DelGludice, General Partner of MGDSF Partnership; Douglas J. Fink, General Partner of MGDSF Partnership; Ralph Gervasio, General Partner of MGDSF Partnership; and Donald Steiner, General Partner of MGDSF Partnership, 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 _____ Residing at _____

Notary Public in and for the State of _____

My commission expires _____

LENDER ACKNOWLEDGMENT

STATE OF _____)
) ss

COUNTY OF _____)

On this _____ day of _____, 19 _____, before me, the undersigned Notary Public, personally appeared _____ and known to me to be the _____, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By _____ Residing at _____

Notary Public in and for the State of _____

My commission expires _____

Delivery Point:
SA Code* Census Tract:
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Box 452