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RECORDATION REQUESTED BY:

**BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL 60660**

WHEN RECORDED MAIL TO:

**BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL 60660**

SEND TAX NOTICES TO:

**BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL 60660**



FOR RECORDER'S USE ONLY

**This Modification of Mortgage prepared by: Broadway Bank, a/d
5960 N. Broadway
Chicago, IL 60660**

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MARCH 7, 1997, BETWEEN Chicago Title and Trust Co., as Trustee, (referred to below as "Grantor"), whose address is 171 N. Clark, Chicago, IL 60601; and BROADWAY BANK (referred to below as "Lender"), whose address is 5960 N. BROADWAY, CHICAGO, IL 60660.

MORTGAGE. Grantor and Lender have entered into a mortgage dated January 30, 1992 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

Recorded February 21, 1992 with the Cook County Recorder as Document #9210965.

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

LOTS 118, 119, 120 and 121 IN J. W. COCHRAN'S SUBDIVISION OF PART SOUTH OF OWEN STREET AND PORTIONS OF THE NORTH AND WEST CORNERS OF BLOCK 21 IN CANAL'S TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 2043-49 West Grand Avenue, Chicago, IL 60612. The Real Property tax identification number is 17-07-128-006; 17-07-128-007; 17-07-128-008 AND 17-07-128-005.

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

Extension of Maturity Date due to Renewal.

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. This Modification shall constitute a satisfaction of the promissory note or other credit

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My commission expires _____

Notary Public in and for the State of _____

By _____ Residing at _____

On this _____ day of _____, 19____, before me, the undersigned Notary Public, personally appeared _____ Vice President; and _____ Trust Officer of Chicago Title and Trust Co., and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the use 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 corporation.

COUNTY OF _____

STATE OF _____

CORPORATE ACKNOWLEDGMENT

By: _____ Authorized Officer

BROADWAY BANK

LENDER:

By: _____ Trust Officer

By: _____ Vice President

SEE ATTACHED EXCULPATORY CLAUSE FOR SIGNATURE

Chicago Title and Trust Co.

BORROWER: THE CHICAGO TITLE AND TRUST COMPANY (Chicago Title and Trust Co.)

1091681 AND DATED JULY 5, 1982.

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EXECUTION WITH EXCULPATORY CLAUSE FOR THE CHICAGO TRUST COMPANY, TRUSTEE UNDER TRUST # 1091681 ATTACHED TO THAT Modification of Mortgage DATED March 7, 1997 TOWITH Broadway Bank

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against The Chicago Trust Company, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released

IN WITNESS WHEREOF, The Chicago Trust Company, not personally, but as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice President, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, the day and year first above written.

DATE March 7, 1997

The Chicago Trust Company,
as Trustee aforesaid and
not personally,



By: [Signature]
Assistant Vice President
Attest: [Signature]
Assistant Secretary

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

OFFICIAL SEAL
TEREBA WESOLITZ
Notary Public, State of Illinois
My Commission Expires 4/3/98

Given under my hand and Notarial Seal this 7th day of March 1997

Notarial Seal
C:\WP\WORD\DOCS\F0A1E1CULP.LTR

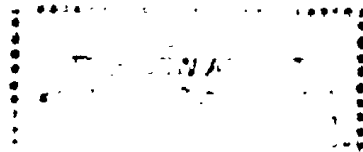
[Signature]

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Property of Cook County Clerk's Office

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LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)
) ss

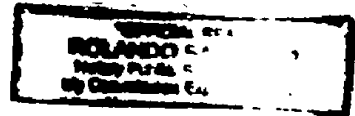
COUNTY OF COOK

On this 21 day of March, 1997, before me, the undersigned Notary Public, personally appeared Ronald A. Branch and known to me to be the Senior Vice Branch, 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 Illinois

My commission expires _____



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