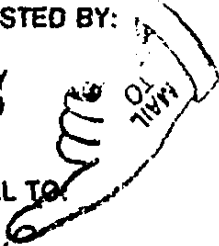


RECORDATION REQUESTED BY:

BROADWAY BANK
5960 N. BROADWAY
CHICAGO, IL 60660



RECORDED
INDEXED
MAY 15 1995
CHICAGO, ILLINOIS
97309684

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 AVENUE
CHICAGO, ILLINOIS 60660

Examination provision restricting
applicability of this Bank
Note and Accommodation Party
agreement to the original
signature of the accommodation party,
is expressly made a part hereof.

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED APRIL 25, 1997, BETWEEN First National Bank of Des Plaines shall mean First Bank N.A. its successor through merger, as Trustee, as trustee, (referred to below as "Grantor"), whose address is 701 Lee Street, DES PLAINES, IL 60016; 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 October 27, 1988 (the "Mortgage") recorded in COOK County, State of Illinois as follows:

RECORDED ON NOVEMBER 14, 1988 AS DOCUMENT 88-523413, THE SAID MORTGAGE WAS MODIFIED ON MARCH 8, 1990 AND RECORDED ON MARCH 9, 1990 AS DOCUMENT # 90-108512 WHICH WAS FURTHER MODIFIED ON APRIL 6, 1995 AND RECORDED ON MAY 15, 1995 AS DOCUMENT # 95-315409.

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

LOTS 12 AND 13 IN BLOCK 4 IN EDISON PARK SUBDIVISION OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Real Property or its address is commonly known as 672830 NORTHWEST HIGHWAY/6717-23 N OSHKOSH AVE, CHICAGO, IL 60613. The Real Property tax identification number is 09-36-304-008-0000.

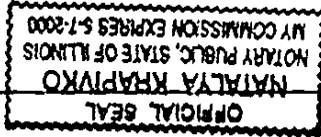
MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

INTEREST RATE CHANGE TO 9.00% APR, PRINCIPAL INCREASE TO \$237,615.00 AND EXTENSION OF MATURITY DATE.

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

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My commission expires _____

Notary Public in and for the State of Illinois

Residing at 701 West _____

Natalya Khapivko

On this 28th day of April, 19 97, before me, the undersigned Notary Public, personally appeared Kyle Kirkham, Trust Officer, VICE PRESIDENT and Sharon M. O'Malley, Trust Representative of First National Bank of Des Plaines shall mean First Bank N.A. its successor through merger, 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 Board of Directors, 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 corporation.

COUNTY OF LAKE _____

) ss

STATE OF ILLINOIS _____

CORPORATE ACKNOWLEDGMENT

Executed and delivered by First Bank N.A. in accordance with its corporate records, and the undersigned, Sharon M. O'Malley, Vice President and Trust Officer, and Kyle Kirkham, Trust Officer, are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation. The undersigned are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation. The undersigned are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

Authorized Officer

[Signature]

By: _____

BROADWAY BANK

LEADER: _____

By: Sharon M. O'Malley, TRUST DEGREE REPRESENTATIVE

[Signature]

By: Kyle Kirkham, VICE PRESIDENT TRUST OFFICER

[Signature]

First National Bank of Des Plaines shall mean First Bank N.A. its successor through merger as Trustee under Trust No. 90512436 dated 10/26/78 and not personally

BORROWER: _____

90-61-24-36 AND DATED OCTOBER 26, 1978.

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS. BORROWER IS EXECUTING THIS MODIFICATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER THE TRUST AGREEMENT DESCRIBED AS

to all such subsequent actions.

Loan No 1000130962

04-25-1997

MODIFICATION OF MORTGAGE

(Continued)

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04-25-1997
Loan No 1000130962

MODIFICATION OF MORTGAGE (Continued)

Page 3

LENDER ACKNOWLEDGMENT

STATE OF ILLINOIS)

) ss

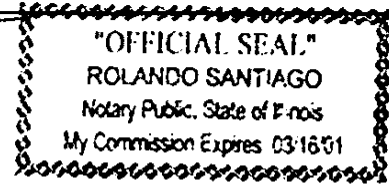
COUNTY OF COOK)

On this 25th day of April, 19 97, before me, the undersigned Notary Public, personally appeared Angelica J. DeMetropolis and known to me to be the Senior Vice President, 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 _____



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