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97348772

NOTE REVISION AGREEMENT

DEPT-10 RECORDING \$29.50
 TRAN 7960 05/12/97 12:04:00
 DEPT-10 PENALTY \$26.00
 DEPT-10 COUNTY RECORDER 97348772

For valuable consideration, the receipt of which is hereby acknowledged, the parties to a Master Note dated October 1, 1992 in the amount of \$600,000.00, executed by HELCO CORPORATION, an Illinois corporation, the "Borrower," and payable to the order of the Uptown National Bank of Chicago, the "Lender," 4753 N. Broadway, Chicago, IL 60640, mutually agree as follows:

1. The collateral under the Master Note consists of three (3) Assignments of Beneficial Interest in the following land trusts: Uptown National Bank of Chicago, Trust Number 92-118, dated July 29, 1992; Uptown National Bank of Chicago, Trust Number 92-100, dated January 29, 1992; and Uptown National Bank of Chicago, Trust Number 96-124, dated August 20, 1996.
2. As of February 1, 1997, there remained a balance owing on the Master Note of \$460,500.00.
3. The Borrower agrees to pay the balance of the Master Note over a period of five (5) years at payments of \$3,000.00 per month of principal, with monthly interest on the outstanding balance at the prime interest rate of the Lender, which may vary from month to month, payable beginning on the first day of March, 1997, and on the first day of each following month, and one payment of the balance of principal and interest due under the Master Note on February 1, 2002.
4. In the event that the payments as set forth in paragraph 3, above, are not paid to the Lender on the 15th day of the month, there will be a late charge assessed of five (5%) percent of the amount due. This late charge will be collected first out of subsequent payments, prior to the application of the payment to principal and interest, even if the result is that the subsequent monthly payment is only partially paid.
5. The parties agree that additional collateral in the form of Assignments of Rents and Leases on the properties contained in the subject land trusts will be executed by the Borrower, in favor of the Lender, in consideration for changing the Master Note from a demand note to a term note.
6. Except as modified herein, all of the terms, covenants and conditions of the aforesaid Master Note remain as originally written, or as previously modified in the Collateral Substitution Agreement dated December 4, 1996.

IN WITNESS WHEREOF, the Borrowers and the Lender have hereunder executed this agreement on the 27th day of March, 1997.

HELCO CORPORATION

By: *Darlene J. Mooney*
 Darlene J. Mooney, President

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 26.00 Pen

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27-3-97

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ATTEST: *Richard J. Mooney*
Richard J. Mooney, Treasurer

[SEAL]

UPTOWN NATIONAL BANK OF CHICAGO

By: *Carer R. Huhta*
Carer R. Huhta, its Vice President

ATTEST: *[Signature]*
By: _____

[SEAL]

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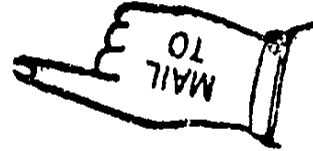
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Uptown National Bank of Chicago as Trustee
4753 North Broadway
Chicago IL 60640

ATTN: MR. Holloway



RE: Land Trust Number 96-124
Dated August 28, 1996

To Whom It May Concern:

We hereby authorize and direct you in your capacity as Trustee under the Trust Agreement known as Land Trust Number 96-124 to execute and deliver the Assignment of Rents dated February 1, 1997 to Uptown National Bank of Chicago.

This Letter of Direction to Trustee is dated on the 9th day of March, 1997.

Beneficiary:

HELCO CORPORATION

BY: *Darlene J. Mooney*
Darlene J. Mooney, President

ATTEST: *Richard J. Mooney*
Richard J. Mooney, Treasurer

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Uptown National Bank of Chicago as Trustee
4753 North Broadway
Chicago IL 60640

RE: Land Trust Number 92-100
Dated January 29, 1992

To Whom It May Concern:

We hereby authorize and direct you in your capacity as Trustee under the Trust Agreement known as Land Trust Number 92-100 to execute and deliver the Assignment of Rents dated February 1, 1997 to Uptown National Bank of Chicago.

This Letter of Direction to Trustee is dated on the 25th day of March, 1997.

Beneficiary:

HELCO CORPORATION

BY: *Darlene J. Mooney*
Darlene J. Mooney, President

ATTEST: *Richard J. Mooney*
Richard J. Mooney, Treasurer

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Uptown National Bank of Chicago as Trustee
4753 North Broadway
Chicago IL 60640

RE: Land Trust Number 92-118
Dated July 29, 1992

To Whom It May Concern:

We hereby authorize and direct you in your capacity as Trustee under the Trust Agreement known as Land Trust Number 92-118 to execute and deliver the Assignment of Rents dated February 1, 1997 to Uptown National Bank of Chicago.

This Letter of Direction to Trustee is dated on the 28th day of March, 1997.

Beneficiary:

HELCO CORPORATION

BY: *Darlene J. Mooney*
Darlene J. Mooney, President

ATTEST *Richard J. Mooney*
Richard J. Mooney, Treasurer

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