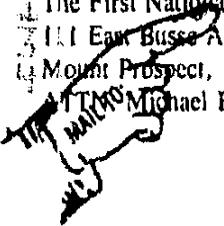


PREPARED BY:
Scott J. Buechler
(Doc Prep Center)

WHEN RECORDED RETURN TO:

The First National Bank of Chicago
111 East Busse Avenue
Mount Prospect, Illinois 60056
ATTN: Michael E. Culp



MORTGAGE MODIFICATION AGREEMENT

3

RE: TITLE SERVICES # 598832

This Mortgage Modification Agreement (hereinafter the "Agreement") is made and entered into this 31st day of May, 1998, by and between The First National Bank of Chicago, a national banking association, successor by merger to NBD Bank, having its principal office at One First National Plaza, Chicago, Illinois 60670 (herein the "Mortgagee"), and Stuart R. Stanton and Lisa L. Stanton, whose address is 3257 Daniels Court, #803, Arlington Heights, Illinois 60004 (the "Mortgagor").

WITNESSETH

Whereas, the Mortgagor executed and delivered to the Mortgagee a certain Mortgage dated November 15, 1995 (the "Mortgage") recorded with the Recorder of Deeds of Cook County, Illinois on December 18, 1995 as Document No. 95876351 encumbering real property in Cook County, Illinois, legally described therein as follows:

UNIT 803 IN BUILDING 8 OF THE TOWNHOMES OF FRENCHMAN'S COVE CONDOMINIUM AS DELINEATED ON A SURVEY OF A PART OF LOTS 42 AND 45 IN FRENCHMAN'S COVE UNIT #2, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1988 AND KNOWN AS TRUST NUMBER 113490 AND LASALLE NATIONAL BANK TRUST, N.A., SUCCESSOR TRUSTEE TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 20, 1985 AND KNOWN AS TRUST NUMBER 109694, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON OCTOBER 25, 1989 AS DOCUMENT 89505617, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS MAY BE AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

(the "Premises")

Commonly known as: 3257 Daniels Court, #803, Arlington Heights, Illinois 60004

Tax Parcel Identification No. 03-08-213-028-1040 (03-08-299-999-1045 Arb)

And Whereas, the Mortgage secures the indebtedness or obligation evidenced by the guaranty, executed and delivered by Stuart R. Stanton, of the debt of Indocraft, Inc. (the "Borrower");

And Whereas, the Mortgagee and the Mortgagor are desirous of amending the Mortgage to increase the limitation on the amount secured by the Mortgage.

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Now, Therefore, in consideration of the mutual promises and covenants of the parties hereto, it is agreed that the paragraph entitled Future Advances, Cross-Lien and Limitation on amount of Mortgage is amended in its entirety to read as follows:

Notwithstanding anything to the contrary contained in this Mortgage, the amount secured by this Mortgage, including all other present and future, direct and indirect obligations and liabilities of the Mortgagor, or any one or more of them, with or without others, but excluding any obligation or debt for personal, family or household expenses unless the note or guaranty expressly states that it is secured by this Mortgage to the Mortgagee, shall not exceed the principal sum of \$400,000.00 at any one time outstanding.


It is further agreed as between the Mortgagor and the Mortgagee that neither the Mortgage or other security given to secure same, shall in any way be prejudiced by this Agreement, said Mortgage being intended to be modified only to the extent therein and herein mentioned and said Mortgage to continue and remain in full force and effect. The parties hereto hereby ratify, adopt and confirm their respective covenants, agreements and conditions as set forth in the Mortgage as modified by this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective duly authorized representatives as of the date first written above.

MORTGAGEE:


The First National Bank of Chicago

By:


Michael E. Culp Vice President

MORTGAGOR:


Stuart R. Stanton


Lisa S. Stanton

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State of Illinois)

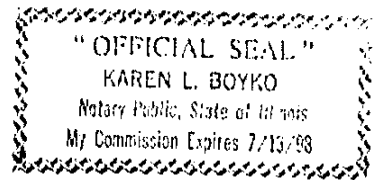
) SS

County of Cook)

I, Karen L. Boyko, a Notary Public in and for said County and State, do hereby certify that **Stuart R. Stanton and Llsa S. Stanton** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth.

Given under my hand and notarial seal this 22 day of May, 1998.

My Commission Expires: 7-13-98 Karen L. Boyko, Notary Public



State of Illinois)

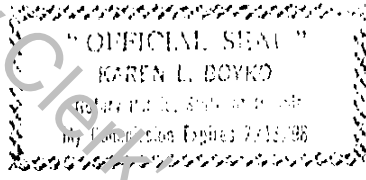
) SS

County of Cook)

I, Karen L. Boyko, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Michael E. Culp**, a Vice President of **The First National Bank of Chicago**, a national banking association, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer of The First National Bank of Chicago, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of The First National Bank of Chicago, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22 day of May, 1998.

My Commission Expires: 7-13-98 Karen L. Boyko, Notary Public



Scott J. Buechler/10118
NBD 141-768 10/94 (NS23359)

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