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FMC Loan No. 58074921F

LOAN AND MORTGAGE MODIFICATION AGREEMENT

WHEREAS, Mortgage Funding Consultants, Inc. loaned One Hundred Sixty Three Thousand and No/100 Dollars (\$163,000.00) to Douglas Freeland (hereinafter referred to as "Borrower"), evidenced by a Note dated April 11, 1997, and secured by a Mortgage dated April 11, 1997, and recorded in the office of the Recorder of Deeds of Cook County, Illinois on April 24, 1997, as Document No. 97283434 (referred to herein collectively as the Mortgage Documents), and are attached hereto as Exhibits A and B; and

WHEREAS, Borrower is now the owner of the real estate subject to the said indebtedness, and Mortgage Documents, located in the County of Cook, State of Illinois, legally described as follows:

UNITS 206 AND GARAGE PD13 IN THE 1000 WEST WASHINGTON COFTS CONDOMINIUM AS DELINEATED ON THE SURVEY OF PARTS OF BLOCK 41 IN CARPENTER'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 29, 1996 AS DOCUMENT 96240128, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

Commonly known as : 1000 West Washington Blvd., Units 206 and PD13, Chicago, IL 60607

Permanent Tax Index Number: 17-08-438-001 ✓ ; and

FATIC # C1169932
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WHEREAS, on April 11, 1997, the Mortgage Documents were assigned by Mortgage Funding Consultants, Inc. to Cole Taylor Bank pursuant to Assignment of Mortgage recorded with the Office of the Recorder of Deeds of Cook County, Illinois on April 24, 1997 as Document Number 97283435; and

WHEREAS, said Mortgage Documents were further assigned by Cole Taylor Bank to FLEET MORTGAGE CORP. (hereinafter referred to as "Lender"); and

WHEREAS, Borrower desires to exchange Unit PD-13 for Unit PD-23 with LaSalle National Bank Trust, N.A., as Trustee under Trust Agreement dated December 20, 1994, and known as Trust Number 119270; and

WHEREAS, Lender agrees to release Unit PD-13 from the encumbrance to Borrower's title created by the Mortgage Documents, provided that Borrower shall mortgage, grant and convey to Lender Unit PD-23.

NOW, THEREFORE, the parties hereto agree as follows:

A. Borrower does hereby mortgage, grant and convey to Lender the unit commonly known as Garage Unit PD-23 at 1000 West Washington Boulevard, Chicago, Illinois 60607 and legally described as follows:

GARAGE UNIT PD23 IN THE 1000 WEST WASHINGTON LOFTS CONDOMINIUM AS DELINEATED ON THE SURVEY OF PARTS OF BLOCK 41 IN CARPENTER'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 29, 1996 AS DOCUMENT 96240128, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

Commonly known as : 1000 West Washington Blvd., Garage Unit PD-23,
Chicago, IL 60607

Permanent Tax Index Number: 17-08-438-001; and

B. The Mortgage Documents are hereby amended by replacing Garage Unit PD-13 with Garage Unit PD-23 and wherever Garage Unit PD-13 is referred to in the Mortgage Documents, such reference shall be deemed to mean and refer to Garage Unit PD-23.

C. Within thirty (30) days after the recording of Garage Unit PD-23 in Borrower's name, Lender shall issue and deliver to First American Title Insurance Company as release of mortgage, releasing Garage Unit PD-13 from the Mortgage first described herein.

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D. Borrower hereby re-affirms all of Borrower's obligations, covenants and promises contained in the Mortgage Documents.

E. All other terms of the Mortgage Documents securing said indebtedness, except as they may be modified herein, are in full force and effect and are binding upon the undersigned, their successors, assigns, heirs and representatives.

Dated at Chicago, Illinois this 28 day of May, 1998.

FLEET MORTGAGE CORP.

By: *Joan Weerts*

Douglas Freeland
Douglas Freeland

Its: Joan Weerts, Vice President

ATTEST:

[Signature]
Assistant Secretary
Randall Meyer



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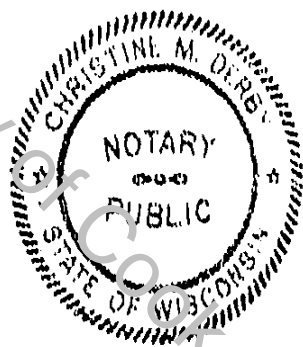
STATE OF ILLINOIS Wisconsin

COUNTY OF COOK Milwaukee

I, Christine M Derby, a Notary Public in and for said County in the State of Illinois, DO HEREBY CERTIFY that Joan Wauron and Nandall Moyer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Vice President and Assistant Secretary, respectively, of FLEET MORTGAGE CORP., appeared before me this day in person and acknowledged that they signed, sealed with the corporate seal of said corporation, and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 28 day of May, 1998.

Christine M. Derby
Notary Public



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STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County in the State of Illinois, DO
HEREBY CERTIFY that Douglas Freeland, personally known to me to be the same
person whose name is subscribed to the foregoing instrument as such, appeared
before me this day in person and acknowledged that he signed, sealed, and delivered
the said instrument as his free and voluntary act, for the uses and purposes therein set
forth.

Given under my hand and Notarial Seal this 28 day of May, 1998.

Constantine Kalamatianos
Notary Public



This Document Prepared by
and after recording to be mailed to:

Dean Kalamatianos
2824 W. Diversey Avenue
Chicago, Illinois 60647

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