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1998-11-04 14:44:33  
Cook County Recorder 25.00

RECORDATION REQUESTED BY:  
LASALLE NATIONAL BANK  
135 SOUTH LASALLE STREET  
CHICAGO, IL 60603



WHEN RECORDED MAIL TO:  
LASALLE NATIONAL BANK  
135 SOUTH LASALLE STREET  
CHICAGO, IL 60603

1083503 1/1  
BOX 370

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: LASALLE NATIONAL BANK, Attn: Corni Rea  
3201 N. Ashland Avenue  
Chicago, IL 60657

### MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED OCTOBER 23, 1998, BETWEEN IBF/Griffin Series 1, L.L.C. (referred to below as "Grantor"), whose address is P.O. Box 6983, Chicago, IL 60680; and LASALLE NATIONAL BANK (referred to below as "Lender"), whose address is 135 SOUTH LASALLE STREET, CHICAGO, IL 60603.

**MORTGAGE.** Grantor and Lender have entered into a mortgage dated November 14, 1997 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

The original Mortgage dated November 14, 1997 and recorded on December 01, 1997 as document #97898445 and this Modification dated October 23, 1998 hereinafter will be defined as the mortgage.

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

LOTS 25 AND 26 IN BLOCK 2 OF OVIATT'S RESUBDIVISION OF BLOCK 12 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

The Real Property or its address is commonly known as 3233-39 W. Dickens\ 2055-57 N. Sawyer, Chicago, IL 60647. The Real Property tax identification number is 13-35-235-001-0000.

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

Change interest rate to 7.96% and increase principal to \$378,000.00 as evidenced by the Promissory Note dated October 23, 1998.

**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 to all such subsequent actions.

ATGF, INC

EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

IBF/Griffin Series 1, L.L.C.

By: Ayman Khalil  
The InverBrass Funds, L.L.C., Manager  
By Its Managing Member: Ayman Khalil

LENDER:

LASALLE NATIONAL BANK

By: James J. [Signature]  
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Illinois )  
 ) SS  
COUNTY OF COOK )



On this 23 day of October, 19 98, before me, the undersigned Notary Public, personally appeared The InverBrass Funds, L.L.C., Member of IBF/Griffin Series 1, L.L.C., and known to me to be member or designated agent of the limited liability company that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the modification on behalf of the limited liability company. **\*Ayman Khalil Managing Member of**

By Sandra Vargas Residing at Chicago

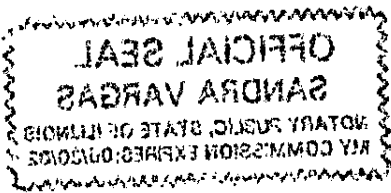
Notary Public in and for the State of Illinois

My commission expires 5/20/02

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LENDER ACKNOWLEDGMENT



STATE OF Illinois )

) ss

COUNTY OF Cook )

On this 23 day of October, 19 98, before me, the undersigned Notary Public, personally appeared Janel Jamison and known to me to be the Asst. 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.

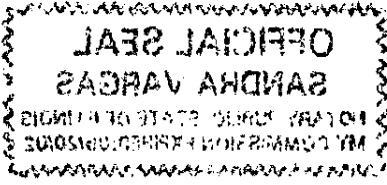
By Sandra Vargas Residing at Chicago

Notary Public in and for the State of Illinois

My commission expires 5/20/02

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