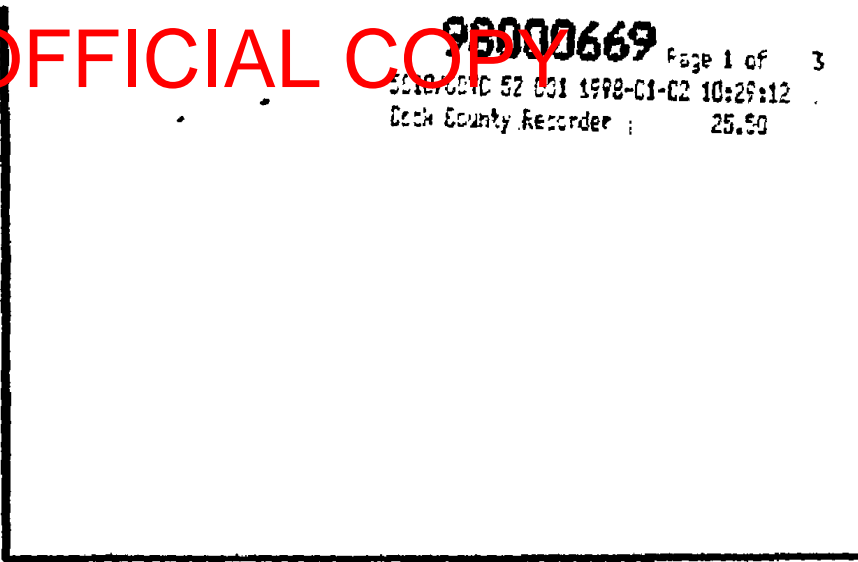


Box for Recorder's Use Only



3597152.022 00/102/04

MORTGAGE MODIFICATION AGREEMENT

LaSalle National Trust, S.A. as Successor Trustee to

This Mortgage Modification Agreement is dated November 3, 1997, and is between LaSalle Northwest National Bank f/k/a Northwest National Bank, as Trustee under Trust Agreement dated May 8, 1978 and known as Trust No. 4663 (referred to below as "Borrower") whose address is 2747 West Irving Park Road, Chicago, Illinois 60641, and Firststar Bank Illinois f/k/a Colonial Bank (referred to below as "Lender") whose address is 30 North Michigan Avenue, Chicago, Illinois 60602.

WHEREAS, Borrower executed a Mortgage dated June 22, 1994 which was recorded in the Office of the Cook County, Illinois Recorder of Deeds on June 30, 1994 as Document No. 94571275;

WHEREAS, the Mortgage grants to Lender a Mortgage and security interest in the real estate described as follows:

LOTS 16 AND 17 IN BLOCK 28 IN WALKER SUBDIVISION OF BLOCKS 1 TO 31 IN W.B. WALKER ADDITION IN THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The subject property is located in Cook County, Illinois and is commonly known as 4052-54 North Elston, Chicago, Illinois 60618. The real property tax identification number of the subject property is 13-14-331-024;

WHEREAS, Borrower, Lender, Luczak Brothers, Inc. and James W. Luczak, as guarantor, have executed an Extension and Modification Agreement dated November 3, 1997 and have agreed to modify the Mortgage as set forth below.

MODIFICATION: The Mortgage dated June 22, 1994 and recorded as Document No. 94571275 is hereby modified as follows:

1. All references to "Colonial Bank" are hereby deleted and replaced with "Firststar Bank Illinois formerly known as Colonial Bank."

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

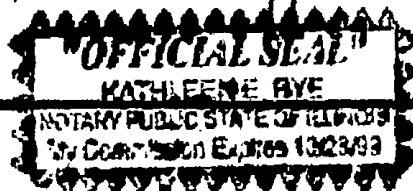
LA SALLE NATIONAL BANK, Successor Trustee For

I, KATHLEEN E. BYE, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROSEMARY COLLINS ~~LaSalle Northwest National Bank f/k/a Northwest National Bank~~, as Trustee under Trust Agreement dated May 8, 1978 and known as Trust No. 4663, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such ROSEMARY COLLINS appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her ~~own~~ free and voluntary act, and as the free and voluntary act of said bank, as Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10 day of ^{December} November, 1997.

Kathleen E. Bye
NOTARY PUBLIC

My Commission Expires: 10/27/99



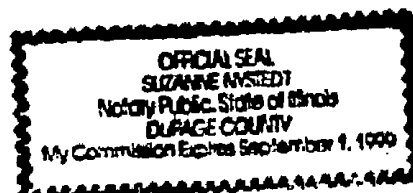
STATE OF ILLINOIS)
) SS
COUNTY OF ~~COOK~~ DUPAGE)

I, Suzanne Nystadt, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David C. Peck, of Firstar Bank Illinois f/k/a Colonial Bank, an Illinois banking corporation personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President/Special Loan Group, 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11 day of ^{December} November, 1997.

Suzanne Nystadt
NOTARY PUBLIC

My Commission Expires: 9/1/99



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