

**GLENVIEW STATE BANK**  
**MORTGAGE and SECURITY AGREEMENT MODIFICATION AGREEMENT**

This Mortgage and Security Agreement Modification Agreement is dated as of this 16th day of January, 1998 and is between Netcom Properties, Inc. ("Mortgagor") and Glenview State Bank ("Mortgagee").

**UNDERSTANDINGS**

A. Mortgagor has executed a Mortgage and Security Agreement in favor of Mortgagee dated as of August 1, 1995 and recorded August 4, 1995 with the Cook County Recorder of Deeds as Document Number 95516155 ("Mortgage") encumbering the real estate and property described on Exhibit A attached hereto and made a part hereof.

B. The Mortgage secures the indebtedness obligations and liabilities of Mortgagor pursuant to a Installment Note in the original principal amount of \$775,000.00 dated as of August 1, 1995 payable to Mortgagee and executed by Mortgagor ("Note").

C. Mortgagor wishes to increase the principal amount of the indebtedness from \$775,000.00 to \$1,350,000.00, extend the payment terms of the Note, and extend the maturity of the Note from July 31, 2005 to December 31, 2007.

D. Mortgagee has agreed to increase the indebtedness, extend the payment terms and extend the maturity of the Note.

NOW THEREFORE, in consideration of the UNDERSTANDINGS set forth above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor and Mortgagee agree as follows:

1. The first two paragraphs of the Mortgage immediately following the word "WITNESSETH" on the first page of the Mortgage is hereby deleted in its entirety and the following is substituted in its place:

Mortgagor has executed an Installment Note payable to the order of the Mortgagee ("Note") in the principal amount of \$1,350,000.00, plus interest at the per annum rates set forth therein. The principal amount together with any accrued interest shall be payable in accordance with the terms of the Note and any unpaid principal balance plus any accrued and unpaid interest is due and payable in full on December 31, 2007.

In the event any prepayment is made on the Note from money borrowed from any source the Mortgagor shall pay to the Mortgagee a prepayment penalty as provided for in said Note.

BOX 333-CTT

# 75-31-208-DZ  
LWH

93575519

2. In all other respects, the Mortgage shall remain unchanged and in full force and effect.

NETCOM PROPERTIES, INC.

By: E. Hayward  
Its:

By: President  
Its:

GLENVIEW STATE BANK

By: J. D. V.P.  
Its:

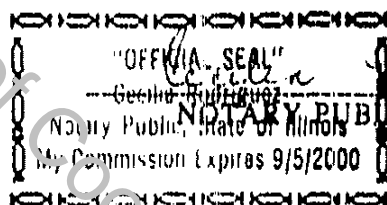
Alice Brown  
1-19-98

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Cecilia Rodriguez, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Evangelos Argoudelis is President of METCOM Properties, Inc., an ILLINOIS corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 6<sup>th</sup> day of January, 1998.

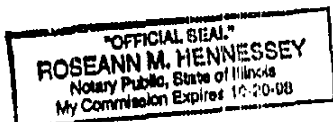


My Commission Expires: \_\_\_\_\_

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, Roseann M. Hennessey, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that JAMES DUFF VICE PRESIDENT OF GLENVIEW STATE BANK and ILLINOIS BANKING corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 19<sup>th</sup> day of JANUARY, 1998.



Roseann M. Hennessey  
NOTARY PUBLIC

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EXHIBIT A

LOT 7 (EXCEPT THE WEST 15.25 FEET THEREOF) AND ALL OF LOT 8 IN BLOCK 1 IN HERZOG'S 1ST INDUSTRIAL SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE WEST 1/2 OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON DECEMBER 13, 1955 AS DOCUMENT NUMBER LR.1639763 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED DECEMBER 14, 1956 AS DOCUMENT NUMBER LR.1713481, IN COOK COUNTY, ILLINOIS.

P.I.N. 03-11-300-004-0000  
03-11-300-005-0000

Common Address: 599 South Wheeling Road  
Wheeling, Illinois 60090

*Prepared by and  
Returned to the  
Recording to  
De Gruan & Rubles, P.C.  
55 W. Monroe St. Ste 1000  
Chicago, IL 60603  
Attn: Paul J. Richtel*