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MEMORANDUM OF FIRST NOTE MODIFICATION AGREEMENT

This memorandum, dated as of February 1, 1998, is by and between LAKESIDE BANK, an Illinois Banking Corporation ("Mortgagee"), and Lakeside Bank, not personally but as Trustee under Trust Agreement No. 10-1001 dated January 7, 1985 (the "Mortgagor").

Pursuant to a certain First Note Modification Agreement of even date herewith and between the parties hereto (and others), which is hereby incorporated herein by reference, the following described Mortgage, and the Note thereby secured, each dated February 15, 1996, executed by the Mortgagor and in favor of the Mortgagee, have been amended or modified to reflect the Loan evidenced/secured thereby has been changed as follows, the note rate is decreased from 9.0% to 8.0% and the payment amount has decreased from \$8,174.96 to \$7,710.26.

The Mortgage was recorded February 23, 1996 with the Cook County Recorder of Deeds as Document No. 96141322 and pertains to the real estate described in attached Exhibit A.

MORTGAGEE:
LAKESIDE BANK

MORTGAGOR:
LAKESIDE BANK, not personally but
as trustee aforesaid.

BY: [Signature]

BY: [Signature]
VICE - PRESIDENT & TRUST OFFICER

ATTEST: _____

ATTEST: [Signature]
Notary Public

Prepared By and MAIL TO:
Lakeside Bank
Donna J. Reinke
55 W. Wacker Dr.
Chicago, IL 60601

SEE RIDER ATTACHED HERETO
AND MADE A PART HEREOF.



STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

The foregoing instrument was acknowledge before me by _____, the _____ of, and

_____, the _____ of,

LAKESIDE BANK, an Illinois corporation, on behalf of the corporation, on this _____ day of _____, 19 _____.

NOTARY PUBLIC

Commission Expires:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Journeal Toluk VP - Trust Officer and Suzanne Pearson, MVP for Lakeside Bank as Trustee, and not personally, under Trust Agreement dated JANUARY 26, 1998 and known as "Trust No 10-1914"

No 10-1914 are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth on this

19th day FEBRUARY, 19 98

Mary C. Adler

NOTARY PUBLIC

My Commission Expires:

9-8-98

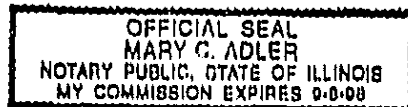


EXHIBIT A

PARCEL 1:

LOTS 5, 6, 8 AND THE NORTH 52.93 FEET OF LOT 7 IN BLOCK 26, IN ORIGINAL TOWNSHIP OF CHICAGO, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 57 FEET OF LOT 2 IN ASSESSOR'S DIVISION OF LOT 7 AND LOT 10 IN BLOCK 26 IN ORIGINAL TOWNSHIP OF CHICAGO AFORESAID; IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE VACATED ALLEY LYING EAST OF THE EAST LINE OF LOT 6 AND THE NORTH 52.93 FEET OF LOT 7 IN BLOCK 26 AFORESAID AND WEST OF THE WEST LINE OF LOT 5 AND THE NORTH 52.93 FEET OF LOT 8 IN BLOCK 26 AFORESAID, ALL BEING IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 156 NORTH JEFFERSON, CHICAGO, ILLINOIS 60661

PIN: 17-09-322-005, 17-09-327-009 AND 17-09-322-013

Cook County Clerk's Office

AGREEMENT RIDER

This agreement is executed by LAKESIDE BANK, not individually but solely as Trustee, as aforesaid, and said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of the trust property which is the subject of this Agreement, and it is expressly understood and agreed by the parties hereto, notwithstanding anything herein contained to the contrary that each and all of the undertakings and agreements herein made are made and intended not as personal undertakings and agreements of the Trustee or for the purpose of binding the Trustee personally, but this Agreement is executed and delivered by the Trustee solely in the exercise of the powers conferred upon it as such Trustee and no personal liability or personal responsibility is assumed by or shall at any time be asserted or enforced against said Trustee on account of any undertaking or agreement herein contained, either expressed or implied, or for the validity or condition of the title to said property, or for any agreement with respect thereto. All representations of the Trustee, including those as to title, are those of the Trustee's beneficiary only. Any and all personal liability of LAKESIDE BANK is hereby expressly waived by the parties hereto and their respective personal representatives, estates heirs, successors and assigns.

County Clerk's Office