

RECORDATION REQUESTED BY:

LASALLE BANK NATIONAL ASSOCIATION
4747 West Irving Park Road
Chicago, IL 60641



WHEN RECORDED MAIL TO:

LaSalle Bank N.A.
Business Banking Loan Center
4747 W. Dempster St.
Skokie, IL 60076

FOR RECORDER'S USE ONLY

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This Modification of Mortgage prepared by: NILDA FLORES
4747 W. DEMPSTER STREET
SKOKIE, IL 60076

MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED MAY 5, 1999, BETWEEN WILMETTE THEATER CORPORATION (referred to below as "Grantor"), whose address is 1122 Central Avenue, Wilmette, IL 60091; and LASALLE BANK NATIONAL ASSOCIATION (referred to below as "Lender"), whose address is 4747 West Irving Park Road, Chicago, IL 60641.

MORTGAGE. Grantor and Lender have entered into a mortgage dated February 1, 1994 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

MORTGAGE, ASSIGNMENT OF LEASES & SECURITY AGREEMENT AND ASSIGNMENT OF LEASE, RENTS AND PROFITS DATED FEBRUARY 1, 1994 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, AS DOCUMENT NOS. 94113286 and 94113287, EXECUTED BY GRANTOR TO LASALLE BANK NATIONAL ASSOCIATION, SUCCESSOR TO LASALLE BANK ILLINOIS, SUCESSOR TO COMERICA BANK-ILLINOS ("LENDER")

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

LOT 7 AND 8 IN BRETHOLD'S RESUBDIVISION OF LOTS 5 AND 6 IN DINGEE'S RESUBDIVISION OF BLOCK 25 IN WILMETTE VILLAGE, IN COOK COUNTY ILLINOIS.

The Real Property or its address is commonly known as 1122 CENTRAL AVENUE, WILMETTE, IL 60091. The Real Property tax identification number is 05-34-106-009-0000.

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

MORTGAGE NOTE DATED FEBRUARY 1, 1994 IN THE AMOUNT OF \$120,000.00, EXECUTED BY WILMETTE THEATER CORPORATION, ("BORROWER"); BORROWER HAS REQUESTED AND LENDER HAS AGREED TO 1) EXTEND THE MATURITY DATE OF THE NOTE TO MAY 05, 2006, AND 2) INCREASE CURRENT INTEREST RATE FROM 8.00% TO 8.75% FIXED. EXCEPT AS MODIFIED HEREBY, AND THE NOTE ALL TERMS AND CONDITIONS AND ALL OTHER LOAN DOCUMENTS SHALL REMAIN IN FULL FORCE AND EFFECT ACCORDING TO THEIR TERMS..

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

BOX 333-CTI

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Property of Cook County Clerk's Office

Loan No 9613216028

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.

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

GRANTOR:

WILMETTE THEATER CORPORATION

By: Richard S. Stern
Richard S. Stern, President

LENDER:

LASALLE BANK NATIONAL ASSOCIATION

By: Paula Lopez
Authorized Officer

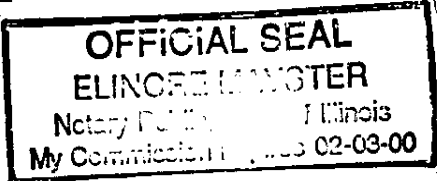
CORPORATE ACKNOWLEDGMENT

STATE OF Illinois
COUNTY OF Cook) ss

On this 25 day of May, 1999, before me, the undersigned Notary Public, personally appeared Richard S. Stern, President of WILMETTE THEATER CORPORATION, and known to me to be an authorized agent of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, 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 corporation.

By Elinore Mayster Residing at 4247 W. Dempster
Notary Public in and for the State of Illinois Shake Dell
60026

My commission expires _____



Loan No 9613216028

LENDER ACKNOWLEDGMENT

STATE OF Illinois

COUNTY OF Cook) ss

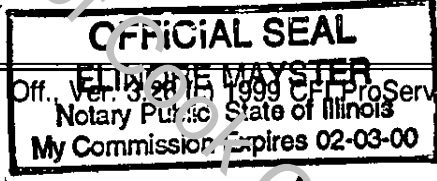
On this 25 day of May, 1999, before me, the undersigned Notary Public, personally appeared Richard Stone and known to me to be the Pres of Wilmette Theater authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act 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 Elmore Mayster Residing at 4141 W. Dempster

Notary Public in and for the State of Illinois

My commission expires _____

Shakeel Jil
60076



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[IL-G201 WILMETTE.LN C21.OVL] Notary Public State of Illinois

County Clerk's Office