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Prepared by:
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RETURN TO: Box 342

Chicago Title Insurance Company

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5318 US Bank

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MODIFICATION AND EXTENSION AGREEMENT

THIS AGREEMENT made as of this 1st day of January, 1997 between U.S. BANK, an Illinois Banking Corporation, f/k/a The Steel City Bank of Chicago, an Illinois Banking Corporation, f/k/a The Steel City National Bank of Chicago (hereinafter called First Party), and CAMBRIDGE COMMONS JOINT VENTURE, WILLIAM J. BRANT, JR., LOIS DIETMEIER, WILLIAM J. BRANT JR. & ASSOCIATES, and MERCANTILE NATIONAL BANK OF INDIANA, Trustee under Trust No. 5171, the Obligors under the Note and/or the present owner of the subject property, hereinafter called Second Party, WITNESSETH:

THAT, WHEREAS, First Party is the owner of that certain Note in the amount of ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 (\$1,500,000.00) DOLLARS, secured by two Mortgages dated December 14, 1993 and recorded in the Lake County (Indiana) Recorder's Office on February 2, 1994 as Document No. 94008886 and on February 4, 1994 as Document No. 94009663, respectively, encumbering the real estate described as follows:

See attached Exhibit "A" (Document No. 94008886)
See attached Exhibit "B" (Document No. 94009663)

AND, WHEREAS, pursuant to the terms of the Note, and the loan documents executed in conjunction therewith, the First Party has, from time to time, released certain parcels or lots from the real estate as described in the Mortgage and, consequently, the attached "A" and Exhibit "B" is intended to reflect only the real estate currently encumbered by such Mortgage; Exhibit

AND, WHEREAS, the parties hereto wish to modify the terms of the Note and Mortgages by increasing the principal amount due under the Note by \$35,711.17, by recalculating the schedule of payment based on a 17-year amortization, by removing Ray A Eriks as a maker of the loan, by adding William J. Brant Jr. & Associates as an additional maker of the loan, and by extending the maturity date thereof to January 1, 2002.

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NOW THEREFORE, in consideration of ONE DOLLAR, the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. The principal balance due under the Note shall be increased by \$35,711.17, thereby bringing the outstanding principal amount due to \$1,438,000.00.

2. This Agreement is contingent upon Second Party paying a fee in the amount of \$7,190.00.

3. The rate of interest charged under the Note shall remain at 8.50% per annum.

4. A schedule of repayment shall be recalculated based on a 17-year amortization schedule.

5. The repayment schedule shall continue with monthly installments of principal and interest in the amount of \$13,017.38, beginning on February 1, 1997 and continuing on the 1st day of each month thereafter, until the entire amount due is paid, except that all sums due, if not sooner paid, shall be due and payable on January 1, 2002.

6. It is hereby agreed by the parties hereto that RAY A. ERIKS be removed as a maker of the Note.

7. WILLIAM J. BRANT JR & ASSOCIATES shall be added as an additional maker of the Note and as a member of the Second Party. By executing this instrument, WILLIAM J. BRANT JR & ASSOCIATES agrees to be bound by the Note and all agreements executed in conjunction therewith.

8. The maturity date of the Note and the Mortgages hereinbefore described shall be extended from January 1, 1997 to January 1, 2002.

9. In all other respects, the Note and Mortgage hereinbefore described shall remain unchanged and in full force and effect.

10. Second Party warrants and certifies that the indebtedness evidenced by the Note is a valid and subsisting debt of the Second Party that is in all respects free from all defenses, both in law and equity.

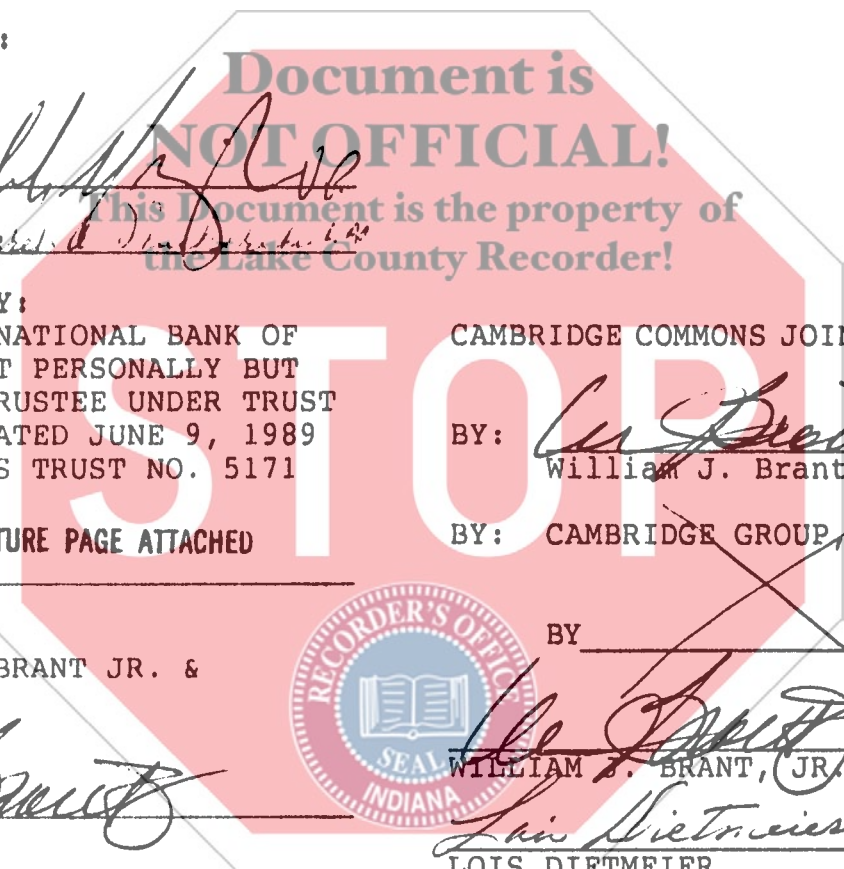
11. Notwithstanding the foregoing, Second Party expressly waives any defenses which it now has or may have or assert. Furthermore, in order to induce First Party to enter into this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Second Party does hereby release, remise and forever discharge First Party

of and from any and all claims, demands, causes, causes of action, suits and/or judgments which it now has or may have against First Party including but not limited to matters arising out of the Note and/or any document, instrument or agreement securing the same or arising out of any banking relationship existing between the parties.

IN WITNESS WHEREOF, First Party has caused this instrument to be extended in its proper corporate name by its proper officers thereunto duly authorized, and its corporate seal to be hereunto affixed, and Second Party have hereunto set their hands and seals, all on the day and year first aforesaid.

FIRST PARTY:
U.S. BANK

BY [Signature]
ATTEST [Signature]



SECOND PARTY:
MERCANTILE NATIONAL BANK OF INDIANA, NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1989 AND KNOWN AS TRUST NO. 5171

CAMBRIDGE COMMONS JOINT VENTURE

BY: [Signature]
William J. Brant, Sr.

BY SEE SIGNATURE PAGE ATTACHED

BY: CAMBRIDGE GROUP, INC.

WILLIAM J. BRANT JR. & ASSOCIATES

BY [Signature]

BY _____

[Signature]
WILLIAM J. BRANT, JR.
[Signature]
LOIS DIETMEIER

STATE OF ILLINOIS]
] SS
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named DEBORAH MIESZALA, VP + MARGARET A. MUCHARSKI, LAD personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered

the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed as their free and voluntary act and as the free and voluntary act and deed of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 10th day of FEBRUARY, 1997.

Kory Pickle

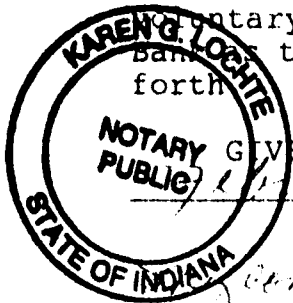
Notary Public

KORY PICKLE
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. FEB. 1, 1999

Indiana
STATE OF ~~ILLINOIS~~]
Lake] SS
COUNTY OF ~~COOK~~]

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I, the undersigned, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that the above named *William J. Brant & Lois Dietzmer* personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the seal of said Bank to be thereunto affixed as their free and voluntary act and as the free and voluntary act and deed of said Bank the Trustee aforesaid for the uses and purposes therein set forth.



GIVEN under my hand and Notarial Seal, this 25th day of February, 1997.



Comm. expires 1-19-2001 *Karen G. Lochte*

Notary Public

STATE OF ILLINOIS]
] SS
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named _____ personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such partners of said Partnership and caused the seal of said Partnership to be thereunto affixed as their free and voluntary act and as the free and voluntary act and deed of said Partnership, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 1997.

Notary Public

STATE OF ILLINOIS]
] SS
COUNTY OF COOK]

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named

personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said corporation and caused the seal of said corporation to be thereunto affixed as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 1997.

Notary Public

STATE OF ILLINOIS]
] SS
COUNTY OF COOK]



I, _____, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that WILLIAM J. BRANT, JR., 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 1997.

Notary Public

STATE OF ILLINOIS]
] SS
COUNTY OF COOK]

I, _____, a Notary Public in and for the said County in the State aforesaid, DO HEREBY CERTIFY that LOIS DIETMEIER, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this _____ day of _____, 1997.



EXHIBIT "A"

Lots 5 and 10, Phase One Subdivision of Tract "E" Broadfield Center, as shown in Plat Book 66, Page 35, in Lake County, Indiana.

Key Nos.: 15-575-5 and 154-575-10

Common Address: Building #5 and #10
Broadway and 93rd Street
Merrillville, Indiana



EXHIBIT "B"

Lot 7, Phase One Subdivision of Tract "E" Broadfield Center, as shown in Plat Book 66, Page 35, in Lake County, Indiana.

Key Nos.: 15-575-7

Common Address: Lot 7
Broadway and 93rd Street
Merrillville, Indiana



