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ARTICLES OF AGREEMENT

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THIS AGREEMENT made this 20th day of JAN, 19 88
by and between PHILIP GRANDINETTI of Cicero, Illinois and
Beulah Brunner Green of Chicago, Illinois

WITNESSETH:

WHEREAS, GRANDINETTI is the equitable owner/Manager/Operator
of certain real estate located in the City of Chicago, County
of Cook, State of Illinois and commonly known as 102 S. Lotus,
Chicago, Illinois, legally described as:

Lots 15, 16, 17, and (except the West 15 feet) Lot 18
in McAuley and Elliott's Subdivision of Lot 120 of School
Trustees Subdivision of the North Part of Section 16,
Township 39 North, Range 13, County of Cook, and

WHEREAS, GRANDINETTI, purchased the same real estate property
from the former owners, the sole beneficiaries of Guaranty Bank
Trust No. 11584, but is without evidence of title due to the
fact that he has lost or destroyed his file for the property,
and

WHEREAS, GUARANTY BANK, the trustee under Trust No. 11584 ceased
doing business in July of 1979, assigning all of its right, title
and interest in said property to the Independence Bank of Chicago,
Illinois, and

WHEREAS INDEPENDENCE BANK is unable to determine the location of
the file for said Trust, and has itself ceased doing business
in the Land Trust area in December of 1987, and

WHEREAS, GRANDINETTI was entitled to receive an Assignment of
Beneficial Interests in said Trust, or a Trustee's Deed to him,
and

WHEREAS, GRANDINETTI is interested in transferring and assigning
irrevocably all of his interest, whatsoever those interests may

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be to Beulah Brunner Green of Chicago, Illinois, and
WHEREAS, GREEN is desirous of acquiring said property.

NOW THEREFORE, it is agreed by and between the parties hereto
that effective the date first hereinabove written Green accepts
all of the responsibilities in and for such property as above
described, including but not limited to the collection of rents,
and acceptance of the property "as is", and

In consideration of Green's acceptance of the property,
GRANDINETTI hereby quit claims his interest in and to such pro-
perty forever waiving irrevocably any right, title or interest
whatsoever, and assigns his right title and interest to GREEN
without reservation.

ACCEPTED:

Beulah Brunner Green
Beulah Brunner Green

Philip Grandinetti
Philip Grandinetti

DEPT-91 RECORDING \$12.25
TR222 TRAN 0150 01/21/88 14:00:00
#1327 # B *-88-031778
COOK COUNTY RECORDER

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Subscribed and sworn to before me

this 20 day of Jun 19 88
at City of Oak Park, County of Cook, State of Illinois

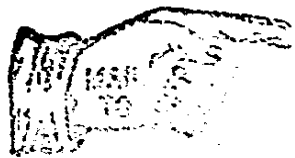
Notary Public Belous Green

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PHILLIP GRANDINETTI
1913 SO CICERO
CICERO, IL 60650