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THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

8950298

Alvin Charles Katz, Esq.
Neal Gerber Eisenberg & Lurie
208 South LaSalle Street
Suite 900
Chicago, Illinois 60604

LTIC 89-01129

MEMORANDUM OF AGREEMENT OF SALE

MEMORANDUM (this "Memorandum") dated as of December 13, 1989
by and between:

LEE MIGLIN ("Miglin"), J. PAUL BEITLER ("Beitler"), MB-
EXECUTIVES LIMITED PARTNERSHIP, an Illinois limited
partnership ("MB"), and AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, not personally but solely as Trustee under
Trust Agreement dated August 21, 1985 and known as Trust No.
65287 ("Land Trustee") (Miglin, Beitler, MB and Land Trustee
being collectively and individually referred to herein as
"Seller");

- and -

YASUDA REALTY AMERICA CORPORATION ("Purchaser"), a New York
corporation.

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WITNESSETH:

WHEREAS, pursuant to a Real Estate Sale Agreement dated of
even date herewith between Seller and Purchaser (the "Agreement"),
Seller agreed to sell and Purchaser agreed to purchase certain
assets of Seller relating to and including the land described in
Exhibit A attached hereto and the improvements situated thereon (as
defined in the Agreement, the "Purchased Assets"); and

WHEREAS, pursuant to the provisions of the Agreement, the
parties hereto have agreed to confirm the existence of the
Agreement by executing this Memorandum and recording it with the
Recorder of Deeds of Cook County, Illinois.

NOW, THEREFORE, for and in consideration of the entry into the
Agreement by the parties hereto, and for other good and valuable
consideration referred to therein, the receipt and sufficiency of
which is hereby acknowledged by each party hereto, the parties
hereby (a) acknowledge and confirm that Seller has agreed to sell
and Purchaser has agreed to purchase the Purchased Assets on the
terms, provisions and conditions set forth in the Agreement, and
(b) authorize either party to record or direct the recording of
this Memorandum with the Recorder of Deeds of Cook County,
Illinois.

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NOTHING IN THE PROVISIONS of this Memorandum shall in any way alter or impair the operation or effect of the terms, conditions or provisions of the Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be duly executed on their behalf as of the day and year first above written.

SELLER:

LEE MIGLIN

J. PAUL BEITLER

MB-EXECUTIVES LIMITED PARTNERSHIP,
an Illinois limited partnership

By: Miglin-Beitler Properties, Inc.
its general partner

By:

Name:
Title:

AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO, not personally
but solely as trustee as aforesaid

By:

Name:
Title:

ATTEST:

Name:
Title:

PURCHASER:

YASUDA REALTY AMERICA CORPORATION

By:

Name:
Title:

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State of Illinois)
) SS.:
County of Cook)

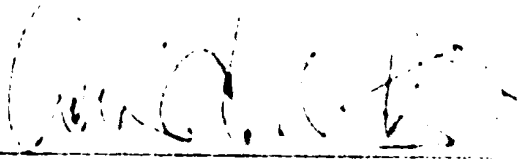
The foregoing instrument was acknowledged before me this 13th day of December, 1989 by Lee Miglin.



Notary Public

State of Illinois)
) SS.:
County of Cook)

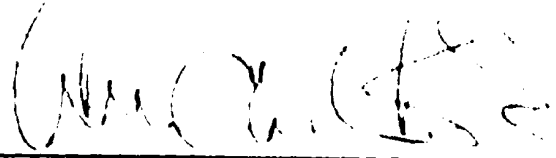
The foregoing instrument was acknowledged before me this 13th day of December, 1989 by J. Paul Beitler.



Notary Public

State of Illinois)
) SS.:
County of Cook)

The foregoing instrument was acknowledged before me this 13th day of December, 1989 by J. Paul Beitler, the _____ President of Miglin-Beitler Properties, Inc., an Illinois corporation, on behalf of MB-Executives Limited Partnership, an Illinois limited partnership.



Notary Public

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PARCEL 1:

SUB-LOTS 9, 10, 11 AND 12 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 95 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THOSE PARTS OF THE ALLEYS (VACATED IN PART BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO PASSED ON MARCH 27, 1905. A COPY OF WHICH WAS RECORDED APRIL 10, 1905 AS DOCUMENT 3677527), LYING NORTH OF AND ADJOINING SAID SUB-LOT 9 AND EAST OF AND ADJOINING SAID SUB-LOTS 9, 10, 11 AND 12 AND WHICH PARTS LIE SOUTH AND WEST OF THE RESPECTIVE CENTER LINES, AND SAID CENTER LINES EXTENDED, ALSO THE NORTH HALF OF THAT PART OF THE 18 FOOT ALLEY, LYING SOUTH OF AND ADJOINING SAID SUB-LOT 12, AND SOUTH OF THAT PART OF THE ALLEY EAST OF AND ADJOINING SAID SUB-LOT 12, WHICH LIES WEST OF THE CENTER LINE EXTENDED SOUTH, IN COOK COUNTY, ILLINOIS,

ALSO

PARCEL 2:

SUB-LOT 6 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 95 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH HALF OF THAT PART OF THE 10 FOOT ALLEY WHICH LIES SOUTH OF AND ADJOINING SAID SUB-LOT 6, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 3:

SUB-LOTS 2, 3, 4 AND 5 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 95 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THOSE PARTS OF THE ALLEYS, LYING SOUTH OF AND ADJOINING SAID SUB-LOTS 3, 4 AND 5 AND WEST OF AND ADJOINING SAID SUB-LOT 2, AND WHICH PARTS LIE NORTH AND EAST OF THE RESPECTIVE CENTERLINES AND SAID CENTERLINES EXTENDED, ALSO THE NORTH HALF OF THAT PART OF THE 18 FOOT ALLEY LYING SOUTH OF AND ADJOINING SAID SUB-LOT 2, WHICH LIES EAST OF THE CENTERLINE EXTENDED SOUTH IN COOK COUNTY, ILLINOIS,

ALSO

PARCEL 4:

SUB-LOT 1 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 95 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE NORTH HALF OF THAT PART OF THE 18 FOOT ALLEY WHICH LIES SOUTH OF AND ADJOINING SAID SUB-LOT 1, IN COOK COUNTY, ILLINOIS,

ALSO

PARCEL 5:

SUB-LOTS 7 AND 8 IN SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 95 IN SCHOOL SECTION ADDITION, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE NORTH HALF OF THE EAST-WEST ALLEY LYING SOUTH OF AND ADJOINING LOTS 7 AND 8 AFORESAID. IN COOK COUNTY, ILLINOIS.

STREET ADDRESS: 181 WEST MADISON STREET, CHICAGO, ILLINOIS

PERMANENT INDEX NUMBERS: 17-16-203-001; 17-16-203-002; 17-16-203-003;
17-16-203-004; 17-16-203-005; 17-16-203-006.

EXHIBIT A

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