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Chicago, IL

MEMORANDUM OF LIS PENDENS

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COOK COUNTY RECORDER

KNOW ALL MEN that Growth Financial Corporation, a Delaware corporation ("Growth"), plaintiff in the cause described below, gives notice of Lis Pendens by this Memorandum filed in the Cook County Recorder's Offices. In support of its Memorandum and Notice, Growth submits that there is pending in the Superior Court of Los Angeles County, California, a certain lawsuit styled Growth Financial Corporation v. Transcon Incorporated and TC Services, et. al., Case No. BC 007914 ("the litigation"), the general object of which is to enforce Growth's rights under a written purchase and sale agreement between Growth and Transcon Incorporated ("Transcon"). Among other things, Growth seeks in the litigation an order requiring Transcon and TC Services ("TCS") to offer to Growth the right to purchase certain real property located in Lyons, Illinois ("the Property"). Growth further seeks in the litigation a temporary and a permanent injunction against any sale or other transfer of the Property by Transcon or TCS. The Property is more fully described as Exhibit A attached hereto and made apart hereof.

The names of the persons and/or entities whose estate is intended to be effected by the pending suit and this Memorandum are Transcon Incorporated and TC Services.

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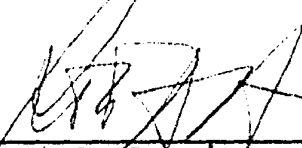
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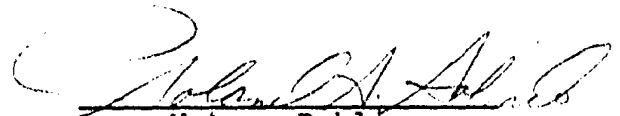
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GROWTH FINANCIAL CORPORATION

BY 
Robert A. Downing
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

Counsel for Growth
Financial Corporation

Sworn and subscribed before me by Robert A. Downing,
this 30th day of November, 1990. My commission expires 12/21/92


Notary Public

This instrument was prepared by
and after recording mail to:

Mr. Robert A. Downing
Sidley & Austin
One First National Plaza
Chicago, Illinois 60603

"OFFICIAL SEAL"
ROLAND A. GALINDO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec. 21, 1992



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9 0 5 5 5 9 9 Lyons, Illinois

EXHIBIT "A"

PARCEL 1: That part of Lot 1 in Owner's Subdivision of that part of the East half of the North East quarter of Section 11, Township 38 North, Range 12 East of the Third Principal Meridian lying North Westerly of Joliet Road, in Cook County, Illinois, according to the Plat recorded in the Recorder's Office of Cook County, Illinois, as Document No. 6726722, described as follows: Commencing at a point at the intersection of the Westerly line of Joliet Avenue and the South line of 47th Street; thence West along the South line of 47th Street, 801.22 feet for a point of beginning; thence South 310 feet to a point on a line which if extended East would, at a distance of 706.94 feet, intersect the Westerly line of Joliet Avenue; thence East along last described line, 274 feet to a point; thence South along a line parallel with the West line of Lot 1, 325.03 feet to a line drawn parallel with the North line of Section 11, Township 38 North, Range 12, East of the Third Principal Meridian from a point on the West line of Lot 1, 250 feet North of the South line of said Lot 1; thence West along last described line 709.33 feet to a point on the West line of said Lot 1; thence North along the West line of Lot 1, 215.68 feet to a point 417.75 feet South of the South line of 47th Street; thence East along a line parallel with 47th Street, 217.05 feet to a point; thence North along a line parallel to the West line of Lot 1, 287.75 feet to a point on a line drawn parallel with and 170 feet South of the South line of 47th Street; thence East along the last described line 200 feet to a point on a line drawn parallel with and 417.05 feet East of the West line of Lot 1; thence North along last described line 130 feet to a point on the South line of 47th Street; thence East along the South line of 47th Street, 21 feet to the point of beginning, in Cook County, Illinois.

PARCEL 2:

That part of Lot 1 in Owner's Subdivision of that part of the East half of the North East quarter of Section 11, Township 38 North, Range 12 East of the Third Principal Meridian lying North Westerly of the Joliet Road, according to the plat recorded in the Recorder's Office of Cook County, Illinois, as Document No. 6726722, described as follows: Commencing at a point 50 feet South of the North line of Section 11, Township 38 North, Range 12 East of the Third Principal Meridian on the West boundary line of Lot 1 thereof; thence South along the West line of Lot 1 217.75 feet for a point of beginning; thence East along a line parallel to the South line of 47th Street, 217.05 feet; thence South along a line parallel to the West line of Lot 1, 200 feet; thence West along a line parallel to the South line of 47th Street, 217.05 feet to a point on the West line of Lot 1; thence North along the West line of Lot 1, 200 feet to the point of beginning, in Cook County, Illinois.

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PARCEL 3:

A perpetual easement for the benefit of Parcels 1 and 2 above, reserved in Deed dated March 19, 1957 from Bluebird System, Incorporated, a Delaware corporation, as Grantor to Edward D. Kendrickson, as Grantee, entered in Volume 138313 on Page 100, as Document No. 1728618 in the Registrar's Office of the County of Cook, State of Illinois, for the benefit of said Grantor, its successors and assigns, its employees, agents, guests, licensees, invitees, or other persons having business with it, for roadway purposes for ingress to and egress from all other portion of Lot 1, upon, along and over the following Parcel of land:

That part of Lot 1 in Owners Subdivision of that part of the East half of the North East quarter of Section 11, Township 38 North, Range 12 East of the Third Principal Meridian lying North Westerly of the Joliet Road according to the plat recorded in the Recorder's Office of Cook County, Illinois, as Document 6726722, described as follows: Starting at the intersection of the Westerly line of Joliet Avenue and the South line of 47th Street, thence West along the South line of 47th Street 777.22 feet for a point of beginning; thence South 310 feet to a point on a line which if extended East would, at a distance of 682.94 feet, intersect the Westerly line of Joliet Avenue; thence West along said last described line 24 feet, thence North 310 feet to a point on the South line of 47th Street, which latter point is 24 feet West of the point of beginning; thence East along the South line of 47th Street, 24 feet to the described place of beginning in Cook County, Illinois.

PARCEL 4:

That part of Lot 1 in Owners Subdivision of that part of the East half of the North East quarter of Section 11, Township 38 North, Range 12, East of the Third Principal Meridian, lying Northwesterly of Joliet Road said part of Lot 1 being more particularly described as follows:

Beginning on the West line of said Lot 1 at a point which is 250 feet North from the South West Corner of said Lot and running thence East along a line parallel with the North line of said Section 11, said parallel line being identical with the North line of the South 250 feet of said Lot 1, a distance of 784 feet to its intersection with the East line of the West 817 feet of said East half of the North East quarter, thence South along said East line of the West 817 feet being also parallel with the West line of said Lot 1, a distance of 90 feet, thence West along a line which is parallel with the North line of said Section, a distance of 784 feet to the West line of said Lot 1 and thence North along said West line of Lot 1 a distance of 90 feet to the place of beginning, in Cook County, Illinois.

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PARCEL 5:

A parcel of land described as the East 50 feet of the West 784 feet of that part of said Lot 1 which lies South of a line 160 feet (as measured on the West line of said Lot 1) North from and parallel with the South line and an Eastward extension of the South line of said Lot 1 in Owners Subdivision of that part of the East half of the North East quarter of Section 11, Township 38 North, Range 12, East of the Third Principal Meridian, lying Northwesterly of Joliet Road, all in Cook County, Illinois.

P.I.N. 18-11-201-021-0000

Common street address: 4711 South Lawndale, Lyons, IL 60534

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