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LOAN TRANSFER AGREEMENT

Amount of
Indebtedness: 129,000.00

Effective Date: November 7, 1994

THIS AGREEMENT, entered into this 7th day of November, 1994, by and between Christopher Rajkiewicz and Zbigniew Jozcek ("Seller") Salvatore Marino and Maria Marino ("Purchaser"), and LaSalle Talman Bank, F.S.B., its successors or assigns ("LaSalle Talman, F.S.B.").

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WITNESSETH:

WHEREAS, the Seller holds legal title to the following described real property, to wit:

"SEE EXHIBIT "A"

DEPT-01 RECORDING \$29.50
120011 TRAM 5312 01/17/95 15:16:00
11087 : RV *--95-034306
COOK COUNTY RECORDER

WHEREAS, Seller is indebted to LaSalle Talman, F.S.B., under a note dated March 28, 1994 which is secured by a mortgage of even date therewith, with said Mortgage recorded in the Office of the Recorder of Deeds, Cook County, Illinois in document No. 94345276 (the "Mortgage").

WHEREAS, Seller has agreed to sell to Purchaser the above described property (the "Property"), subject to the Mortgage, and has requested that LaSalle Talman, F.S.B. consent to the proposed transfer; and

WHEREAS, LaSalle Talman, F.S.B. as mortgagee has agreed to consent to the proposed sale and transfer of the Property subject to certain conditions and upon payment of certain fees and charges.

NOW THEREFORE, in consideration of the mutual agreements and covenants contained herein it is hereby agreed as follows:

1. The Purchaser agrees to assume all responsibility and liability for the payment of the loan balance set forth above. The Purchaser further agrees that the payment of the loan balance shall be in accordance with all of the terms, conditions and other provisions of the note, mortgage and all other related mortgage documents ("Mortgage Documents") previously executed by the Seller.

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[Signature]

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2. The Purchaser agrees to deposit the LaSalle Talman, F.S.B., funds sufficient to establish and maintain a reserve for the payment of real estate taxes and assessments, and hazard or other insurance payments which may become due in such amounts as may be reasonably determined by LaSalle Talman, F.S.B.

3. The Seller hereby waives any and all rights or claims against LaSalle Talman, F.S.B., for any funds which are or may be on deposit with LaSalle Talman, F.S.B., for the payment of real estate taxes and assessments and/or hazard or other insurance costs.

4. The Purchaser acknowledges and agrees that by consenting to the transfer of the property, LaSalle Talman, F.S.B., does not waive any of its rights under the Mortgage Documents. The Purchaser agrees that no further sale or transfer of the property or any beneficial interest in any land trust shall be made without LaSalle Talman's F.S.B. express written consent, and that any transfer without such consent shall constitute a breach of the Mortgage Documents and shall entitle LaSalle Talman F.S.B. to accelerate the indebtedness and demand payment in full of all amounts due and owing pursuant to the Mortgage Documents.

5. The Seller agrees to transfer and assign to the Purchaser all of Seller's rights, title and interest in the Mortgage Documents. The Seller further agrees to transfer to the Purchaser all of the Seller's interest in any reserves or escrows for the payment of real estate taxes, assessments, and hazard or other insurance premiums. The Seller shall have no interest in or claim to any funds hereafter deposited with LaSalle Talman F.S.B. with respect to the Mortgage.

6. The Seller warrants and represents that at the time of executions of this Agreement the mortgage payments and related reserve payments shall be current. Seller further agrees to pay all fees and costs related to the loan transfer.

7. The parties agree that this Agreement modifies the Mortgage Documents only to the extent of the items contained herein. All remaining terms, covenants and conditions of the Documents shall remain in full force and effect and LaSalle Talman, F.S.B. shall be entitled to the same remedies for any breach of this Agreement as are set forth in those documents.

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8. The parties agree that the Purchaser shall assume full responsibility for the Mortgage indebtedness and that the Seller is hereby released from any and all liability related to the execution of the Mortgage, Note and related documents.

9. This Agreement shall be binding upon the parties and their respective heirs, executors, administration, successors and assigns.

Executed this 7th day of November, 1994

LaSalle National Bank, F.S.B.

By: Richard T. Lynch
Richard T. Lynch
Senior Vice President
Credit Control Office

SELLER: Christopher Rajkiewicz
Christopher Rajkiewicz

SELLER: Wlodek Toczok
Wlodek Toczok

BORROWER: Salvatore Marino
Salvatore Marino

BORROWER: Marta Marino
Marta Marino

PREPARED BY: Connie Ryan
Connie Ryan
Closing Specialist

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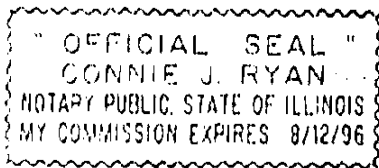
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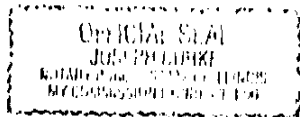
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7-1-1996

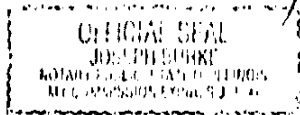
STATE OF ILLINOIS, Cook County and
 I, Connie J. Ryan, a Notary Public in and for said county and
 state, do hereby certify that Edward L. Ryan
 personally known to me to be the same person(s) whose name(s) is
 subscribed to the foregoing instrument, appeared before me this
 day in person, and acknowledged that he signed and delivered the
 said instrument as his free and voluntary act, for the uses and
 purposes therein set forth.
 Given under my hand and official seal, this 7th day
 of February, 1994.
 My Commission Expires: 8/12/96 Connie J. Ryan
 Notary Public



STATE OF ILLINOIS, Cook County and
 I, Joseph D. Burke, a Notary Public in and for said county and
 state, do hereby certify that Salvatore, Marina and Maria Marini
 personally known to me to be the same person(s) whose name(s) is
 subscribed to the foregoing instrument, appeared before me this
 day in person, and acknowledged that he signed and delivered the
 said instrument as his free and voluntary act, for the uses and
 purposes therein set forth.
 Given under my hand and official seal, this 7th day
 of Nov, 1994.
 My Commission Expires: _____ Joseph D. Burke
 Notary Public



STATE OF ILLINOIS, Cook County and
 I, Joseph D. Burke, a Notary Public in and for said county and
 state, do hereby certify that Salvatore, Marina and Maria Marini
 personally known to me to be the same person(s) whose name(s) is
 subscribed to the foregoing instrument, appeared before me this
 day in person, and acknowledged that he signed and delivered the
 said instrument as his free and voluntary act, for the uses and
 purposes therein set forth.
 Given under my hand and official seal, this 7th day
 of Nov, 1994.
 My Commission Expires: _____ Joseph D. Burke
 Notary Public



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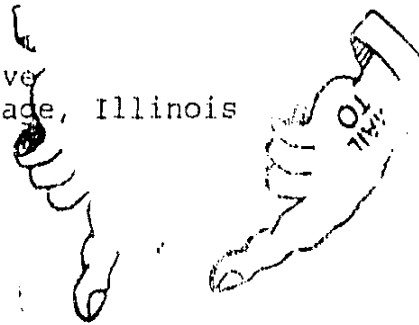
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EXHIBIT "A"

UNIT NUMBER 430-101; 430-102; 430-201; 430-202; 430-301; 430-302;
IN PERRIE GROVE CONDOMINIUM NO. 11 AS DELINEATED ON A SURVEY OF
THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE SOUTH 3/4 OF THE
WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 27 TOWNSHIP 41 NORTH
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS
ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED
AS DOCUMENT LR. 3231053 TOGETHER WITH ITS UNDIVIDED PERCENTAGE OF
INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN #'s 08-27-102-102-1037
08-27-102-102-1038
08-27-102-102-1039
08-27-102-102-1040
08-27-102-102-1041
08-27-102-102-1042

430 Perrie Drive
Elk Grove Village, Illinois



Mail to:

LaSalle Talma Home Mortgage
30 West Monroe Street
Chicago, IL 60603-2401

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