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MEMORANDUM OF REAL ESTATE SALE CONTRACT

This Memorandum of Real Estate Sale Contract (the "Memorandum") is executed as of the 31st day of January, 1996 to evidence for recording purposes the execution of a certain Real Estate Sale Contract (the "Contract"), pursuant to which Contract, Consolidated Trust, an Illinois trust, whose address is 333 West Wacker Drive, Suite 2750, Chicago, Illinois 60606, has agreed to purchase, and American National Bank and Trust Company of Chicago, as Trustee under a Trust Agreement dated April 3, 1989 and known as Trust No. 107992-03, whose address is c/o Jasper Realty, 6316 N. Northwest Highway, Chicago, Illinois 60631, has agreed to sell, certain property legally described on Exhibit A attached hereto and made a part hereof.

The terms and conditions of the contract are made a part hereof by this reference, and, in the event of any conflict between the terms hereof and the terms of the Contract, the terms of the Contract shall govern.

IN WITNESS WHEREOF, Consolidated Trust has executed this Memorandum as of the day and year first above written.

CONSOLIDATED TRUST

By: _____

Thomas H. Page
George D. Hanus, not personally but as Trustee, by Thomas H. Page as his authorized agent and pursuant to power of attorney

F	2550	A
P	2300	P
T	1750	V
I	70	L

DEPT-01 RECORDING \$25.50
 T#6600 TRAN 6938 01/31/96 15:32:00
 \$1743 \$LH *-96-083284
 COOK COUNTY RECORDER
 DEPT-10 PENALTY \$22.00

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STATE OF ILLINOIS)
)ss.
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT THOMAS H. PAGE, 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 such instrument as the authorized agent of George D. Hanus, as Trustee of Consolidated Trust, an Illinois trust, and as the free and voluntary act of said trust, for the uses and purposes therein set forth.

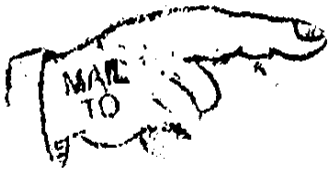
Given under my hand and notarial seal, this 31ST day of January, 1996.



Nancy Brito

Notary Public

My commission expires on _____



Tom Page:
BFRP
333 W. Wacker Dr #2700
Chicago, IL 60606

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EXHIBIT A

PARCEL 1:

LOTS 72 TO 77 INCLUSIVE, LOTS 302 TO 304 INCLUSIVE AND ALL THAT PART OF THE ALLEY VACATED PER DOCUMENT 92029566, THAT PART OF LOTS 78 TO 81 INCLUSIVE LYING SOUTH OF THE SOUTH LINE OF THE 16 FOOT ALLEY DEDICATED PER DOCUMENT 93310986 AND THAT PART OF ALLEY VACATED PER DOCUMENT 19961617 LYING NORTH OF THE NORTH LINE OF SAID LOT 78 AND LYING SOUTH OF THE SOUTH LINE OF THE 16 FOOT ALLEY DEDICATED PER DOCUMENT 93310986, ALL IN HILLSIDE GARDENS, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, AURORA AND ELGIN RAILROAD COMPANY OF THE WEST 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING LOT 250, AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE 16-FOOT EAST-WEST VACATED ALLEY LYING SOUTH OF A LINE 8 FEET SOUTH OF THE SOUTH LINE OF LOT 250, AND ALL OF THE 16-FOOT NORTH-SOUTH VACATED ALLEY LYING SOUTH OF THE NORTH LINE EXTENDED EAST OF LOT 302, ALL IN HILLSIDE GARDENS, BEING A SUBDIVISION OF THAT PART LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF CHICAGO, AURORA AND ELGIN RAILROAD COMPANY OF THE WEST 1/2 OF FRACTIONAL SOUTHWEST 1/4, SOUTH OF INDIAN BOUNDARY LINE OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 1, 1924, AS DOCUMENT NO. 8611976, IN COOK COUNTY, ILLINOIS.

Property Address: Northeast Corner of Wolf and Butterfield Roads, Hillside, Illinois

P.I.N.: 15-08-319-023; 15-08-319-024; 15-08-319-025; 15-08-319-045; 15-08-319-046; 15-08-319-047;
15-08-319-048; 15-08-319-051; 15-08-319-052; 15-08-319-053; 15-08-319-054; 15-08-319-056; 15-08-319-061

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