

JUDICIAL SALE DEED

THE GRANTOR, The Judicial Sales Corporation, an Illinois Corporation, pursuant to and under the authority conferred by the provisions of an Order Appointing Selling Officer and a Judgment entered by the Circuit Court of COOK County, Illinois, on October 4, 1996,

In Case No. 96 CH 1654, entitled FRANKLIN CREDIT RECOVERY FUND XXI vs. PAUL GAINER, JR. et al., and pursuant to which the premises hereinafter described were sold at public sale pursuant to notice given in compliance with 735 ILCS 5/15 - 1507(c) by said grantor on January 13, 1997, does hereby grant, transfer, and convey to FRANKLIN CREDIT RECOVERY FUND XXI the following described real estate situated in the County of COOK, in the State of Illinois, to have and to hold forever:

LOT 23 AND 24 IN BLOCK 35 IN PROVISIO LAND ASSOCIATION ADDITION TO MAYWOOD IN SECTION 10, TOWNSHIP 39, NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 144 SOUTH 20TH AVENUE, MAYWOOD, IL, 60153.

PIN# 15-10-125-047

In Witness Whereof, said Grantor has caused its name to be signed to those present by its President and attested to by its Assistant Secretary on February 24, 1997.

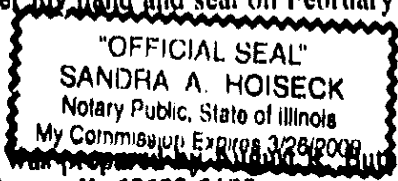
Attest Nancy R. Vallone
Assistant Secretary

The Judicial Sales Corporation

By August R. Butera
President

State of Illinois, County of COOK ss, I, Sandra A. Hoiseck, a Notary Public, in and for the County and State aforesaid, do hereby certify that August R. Butera, personally known to me to be the President of The Judicial Sales Corporation, and Nancy R. Vallone, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the persons whose names are subscribed to the foregoing Deed, appeared before me this day in person and severally acknowledged that as such President and Assistant Secretary they signed and delivered the said Deed pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and Deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal on February 24, 1997.



Sandra A. Hoiseck
Notary Public

This Deed was prepared by August R. Butera, The Judicial Sales Corporation, 33 North Dearborn Street, Chicago, IL 60602-3100.

This Deed is exempt from tax under the provision of 35 ILCS 200/31-45(L)

FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS, ON FEBRUARY 24, 1997. BY [Signature]

**JUDICIAL SALE DEED
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Grantor's Name and Address:
THE JUDICIAL SALES CORPORATION
33 North Dearborn Street - Suite 201
Chicago, Illinois 60602-3100
(312)236-SALE

Grantee's Name and Address:
FRANKLIN CREDIT RECOVERY FUND XXI
c/o Karen Anderson, Esq.
55 E. Washington St., Chicago, IL 60602

Mail To:
THE LAW OFFICE OF KAREN R. ANDERSON & ASSOCIATES
55 E. Washington, Suite 1441
Chicago IL 60602
(312)641-1630
Alt.No. 18823
File No. FC-2279



Property of Cook County Clerk's Office

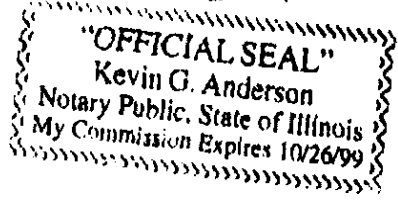
EXEMPT AND ABI TRANSFER DECLARATION STATEMENT
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment, of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 07/09, 1997

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 8th day of August 1997.
Notary Public [Signature]

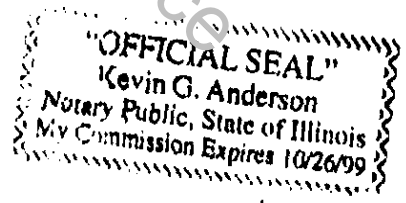


The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 07/09, 1997

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 8th day of August 1997.
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)