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This STATEMENT is presented to a Filing Officer for filing pursuant to the Uniform Commercial Code.

For Filing Officer
(Date, Time, Number, and Filing Office)

Debtor(s) (Last Name First) and Address(es)
The Franc Tivadar Limited Partnership
36-3600454
4035 S. Western Ave.
Chicago, IL 60609

Secured Party(ies) and Address(es)
South Central Bank & Trust Co.
555 W. Roosevelt Rd.
Chicago, IL 60607-4991

97173724

1. This Financing statement covers the following types (or items) of property:

All Fixtures; together with the following specifically described property: All goods, machinery, tools and dies, accounts receivable, leases, deposits, customer's lists, routes, patents, and patent applications, trade marks and trade names, franchises, licenses, insurance policies, return insurance premiums, inventory, raw materials, work in process, finished goods, products of goods; returned and repossessed goods, documents, instruments, and the proceeds of any sale, exchange, collection or other disposition of all inventory, raw materials, work in process, finished goods, returned and repossessed goods, accounts receivable, contract rights, and chattel paper (herein collectively called the "Collateral"); whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing; all proceeds relating to any of the foregoing (including insurance, general intangibles and accounts proceeds).

This Financing Statement is to be recorded in the real estate records. Some or all of the collateral is located on the following described real estate: See Exhibit A attached hereto a made a part thereof

2. Products of Collateral are also covered.

- Additional sheets presented.
- Filed with Cook County Recorder.
- Debtor is a transmitting utility as defined in UCC 9-105.

Franc Tivadar

By: 

Signature of (Debtor)

(Secured Party)*

*Signature of Debtor Required in Most Cases:

Signature of Secured Party in Cases Covered by UCC 9-402 (2)

ASSIGNEE OF SECURED PARTY

\$23.00

T40008 TRAN 4538 03/13/97 14:58:00

43675 # VF #-97-173724

COOK COUNTY RECORDER

(1) FILING OFFICER COPY - ALPHABETICAL

STANDARD FORM - UNIFORM COMMERCIAL CODE - FORM UCC-1

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EXHIBIT A

PARCEL 1:

LOTS 1, 2, 3, 4 AND 38 TOGETHER WITH THAT PART OF THE ALLEY NOW VACATED LYING NORTH OF THE SOUTH LINE OF SAID LOT 2, PRODUCED EAST ALL IN STAFFORD AND FRANKLE'S BOULEVARD ADDITION TO CHICAGO BEING A RESUBDIVISION OF PART OF BLOCKS 2, 3, AND 4 IN WESTERN AVENUE BOULEVARD ADDITION TO CHICAGO IN SECTION 6 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

THE SOUTH 55 FEET OF THE WEST 130 FEET EAST OF WESTERN (AVENUE) BOULEVARD OF THE NORTH HALF OF THE NORTH 3 QUARTER OF THE NORTH WEST QUARTER OF SECTION 6 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

PARCEL 3:

ALL THAT PARCEL OF LAND SITUATED IN THE CITY OF CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS BEING THAT PART OF THE NORTH 120 ACRES OF THE NORTH WEST QUARTER OF SECTION 6 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EAST LINE OF SOUTH WESTERN (AVENUE) BOULEVARD DISTANT 536.7 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6, AS MEASURED ALONG SAID EAST LINE SAID POINT BEING ON THE NORTH WESTERLY LINE OF THE LAND FIRSTLY DESCRIBED IN A DEED FROM FREDERICK H. WICKETT TO THE PITTSBURG, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY DATED APRIL 21, 1892 AND RECORDED IN COLUMN 3793 PAGE 186, THENCE SOUTH EASTWARDLY ALONG THE SOUTH WESTERLY LINE OF SAID LAND OF SAID RAILWAY COMPANY 455.6 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTH 120 ACRES BEING ALSO THE NORTH LINE OF WESTERN (AVENUE) BOULEVARD ADDITION TO CHICAGO A SUBDIVISION OF PART OF THE NORTH 120 ACRES THENCE WESTWARDLY ALONG SAID SOUTH LINE OF THE NORTH WESTERLY EXTENSION OF THE SOUTH WESTERLY LINE OF THE 30 FOOT STRIP OF LAND AS DESCRIBED IN DOCUMENT NUMBER 3294609 FILED FOR RECORD SEPTEMBER 15, 1902 FOR A POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND AND RUNNING THENCE CONTINUING WESTWARDLY ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH 120 ACRES TO A POINT 130 FEET EAST OF THE EAST LINE OF SAID BOULEVARD THENCE NORTHWARDLY ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF BOULEVARD 55 FEET THENCE WESTWARDLY ALONG A LINE AT RIGHT ANGLES TO THE EAST LINE OF SAID BOULEVARD TO A POINT IN THE EAST LINE THENCE NORTHWARDLY ALONG THE EAST LINE OF SAID BOULEVARD TO A POINT WHICH IS 105 FEET NORTH OF THE SOUTH LINE OF SAID NORTH HALF OF THE NORTH 120 ACRES THENCE EASTWARDLY ALONG A LINE PARALLEL WITH SAID SOUTH LINE 136 FEET MORE OR LESS TO ITS INTERSECTION WITH THE SAID NORTH WESTERLY EXTENSION OF THE SOUTH WESTERLY LINE OF THE 30 FOOT STRIP OF LAND THENCE SOUTHEASTWARDLY ALONG SAID EXTENDED LINE TO THE HEREIN DESIGNATED POINT IN THE BEGINNING ALL IN COOK COUNTY, ILLINOIS.

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EXHIBIT A - Part II

PARCEL 4:

HL
LOTS 5, 6, 7 AND 8 IN STAFFORD AND FRANKLE'S BOULEVARD ADDITION, A RESUBDIVISION OF PART OF BLOCKS 2, 3 AND 4 IN WESTERN AVENUE BOULEVARD ADDITION TO CHICAGO A SUBDIVISION OF THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE NORTH 120 ACRES OF THE NORTH WEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 5:

HL
LOTS 31 AND 32 IN STAFFORD AND FRANKLE'S BOULEVARD ADDITION TO CHICAGO, BEING A RESUBDIVISION OF PART OF BLOCKS 2, 3 AND 4 IN WESTERN AVENUE BOULEVARD ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTH 120 ACRES OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH 120 ACRES OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF WESTERN AVENUE THAT IS 45 FEET SOUTHWESTERLY, AT RIGHT ANGLES, FROM THE CENTERLINE OF RUNNING TRACT NUMBER 17 FORMERLY OF THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY;

THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH SAID TRACT, 269.50 FEET, MORE OR LESS, TO A LINE THAT IS 105 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 120 ACRES OF THE NORTHWEST 1/4 OF SAID SECTION 6;

THENCE WESTERLY ALONG SAID LINE, 119.62 FEET TO THE EAST LINE OF WESTERN AVENUE;

THENCE NORTH ALONG SAID LINE OF WESTERN AVENUE, 240.93 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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