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MEMORANDUM OF PURCHASE OPTION

THIS AGREEMENT, made and entered into in Cook County, Illinois, as of this 16th day of July, 1999, by and between First United Bank, as Trustee under Trust Agreement dated March 5, 1993, and known as Trust No. 1630 ("OPTIONOR") and The Big "R" Real Estate Company, Inc. ("OPTIONEE").

WITNESSETH:

Notice is hereby given of the grant by the Optionor to the Optionee of an option to purchase the following described property upon the terms and conditions contained therein:

~~Lot One (1) in County West Plaza, being a rest or division of Lots Nineteen (19) to Twenty-eight (28) in Frank Delugach's Wooded Estate, being a Subdivision of the North half (N1/2) of the East half (E1/2) of the Southwest Quarter (SW1/4), the North half (N1/2) of the Southeast Quarter (SE1/4), the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4), the East half (E1/2) of the East half (E1/2) of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of section Eighteen (18), Township Thirty-six (36) North, Range Twelve (12) East of the Third Principal Meridian, and that part of the East Half (E1/2) of vacated 112th Court, as per Document No. 94535894 lying North of the South line of said Lot One (1) extended Westerly and South of the North line of said Lot one (1) extended Westerly in Cook County, Illinois. SEE ATTACHED EXHIBIT A~~

THIS DOCUMENT PREPARED BY AND AFTER RECORDING, MAIL TO:	PROPERTY ADDRESS:
MICHAEL T. O'CONNOR, ESQ. FUCHS & ROSELLI, LTD. 6 WEST HUBBARD, SUITE 800 CHICAGO, ILLINOIS 60610-4695	VACANT LAND LOCATED SOUTH OF 158 TH STREET ON THE WEST SIDE OF WOLF ROAD, ORLAND PARK, ILLINOIS P.I.N.:

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COMMONLY KNOWN AS: VACANT LAND LOCATED SOUTH OF 148TH STREET ON THE WEST SIDE OF WOLF ROAD, ORLAND PARK, ILLINOIS.

P.I.N.:

This instrument is merely a memorandum of the aforescribed Purchase Option and is subject to all of the terms, conditions and provisions thereof. In the event of an inconsistency between the terms of said Purchase Option and this instrument, the terms of said Purchase Option shall prevail as between the parties hereto.

It is further agreed that this Memorandum hereby ratifies and confirms said Purchase Option. This Memorandum is hereby made binding upon the heirs, executors, administrators and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this MEMORANDUM OF PURCHASE OPTION is entered into on the day and year first above written.

OPTIONEE:

THE BIG "R" REAL ESTATE COMPANY, INC.

BY: 

WILLIAM J. FRANK - PRESIDENT

OPTIONOR:

FIRST UNITED BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 5, 1993, AND KNOWN AS TRUST NO. 1630

BY: 

PRINTED NAME: Linda Lee Lutz

ITS: Land Trust Officer

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EXONERATION CLAUSE - MISCELLANEOUS INSTRUMENTS

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the representations, covenants, undertakings and agreements herein made on the part of the trustee while in form purporting to be the representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the FIRST UNITED BANK or any of the beneficiaries under said Trust Agreement, on account of this instrument or on account of any representations, covenants, undertakings or agreements the said Trustee, whether or not in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Date July 16, 1999FIRST UNITED BANK, not individually, but solely as Trustee under
Trust Number 1630 Dated March 5, 1995

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, MICHAEL T. O'CONNOR, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT WILLIAM J. FRANK, PRESIDENT OF THE BIG "R" REAL ESTATE COMPANY, INC., 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 THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 11th DAY OF JULY, 1999.

Michael T. O'Connor
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/24/00



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STATE OF ILLINOIS)

) SS.

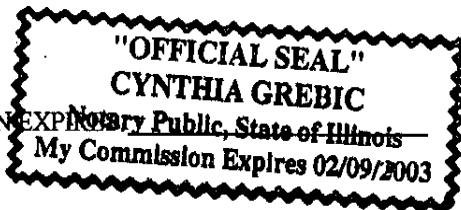
COUNTY OF COOK)

I, Cynthia Grebic, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Linda Lee Lutz, AS Land Trust Officer OF FIRST UNITED BANK, AND _____, ASSISTANT SECRETARY OF SAID BANK, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND ASSISTANT SECRETARY/TRUST OFFICER, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF SAID BANK, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH; AND THE SAID ASSISTANT SECRETARY THEN AND THERE ACKNOWLEDGED THAT SAID ASSISTANT SECRETARY, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID BANK, DID AFFIX THE SEAL OF SAID BANK TO SAID INSTRUMENT AS SAID ASSISTANT SECRETARY'S OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID BANK, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS 16 DAY OF JULY, 1999.

Cynthia Grebic

NOTARY PUBLIC



MY COMMISSION EXPIRES

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EXHIBIT "A"

LOT 1 IN COUNTY WEST PLAZA, BEING A RESUBDIVISION OF LOTS 19 TO 28 INCLUSIVE AND THE EAST 33.00 FEET OF VACATED SOUTH 112TH COURT, IN FRANK DELUGACH'S WOODED ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTH EAST 1/4, THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4, THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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