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PROFIT
CORPORATION
ANNUAL REPORT
1996



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF CORPORATIONS

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS

96 MAY 10 PM 2:10

DOCUMENT # P21901 (4)

1. Corporation Name

TRIUMPH PROPERTIES, INC.



Principal Place of Business

1 FIRST NATIONAL PLAZA
STE 0308
CHICAGO IL 60670-7308

Mailing Address

1 FIRST NATIONAL PLAZA
STE 0308
CHICAGO IL 60670-7308

2. Principal Place of Business

2a. Mailing Address

21 Suite, Apt #, etc.

26 Suite, Apt #, etc.

22 City & State

27 City & State

23 Zip Country

28 Zip Country

24 Zip Country

29 Zip Country

9. Name and Address of Current Registered Agent

10. Name and Address of New Registered Agent

CT CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION FL 33324

81 Name

82 Street Address (P.O. Box Number is Not Acceptable)

83

84 City

FL

85 Zip Code

11. Pursuant to the provisions of Sections 607.0502 and 607.1508, Florida Statutes, the above named corporation submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. Such change was authorized by the corporation's board of directors. I hereby accept the appointment as registered agent. I am familiar with, and accept the obligations of, Section 607.0505, Florida Statutes.

SIGNATURE

Signature, typed or printed name of registered agent and the corporation

Signature of Registered Agent

(Date)

12. OFFICERS AND DIRECTORS

13. ADDITIONS/CHANGES TO OFFICERS AND DIRECTORS IN 12

TITLE PD
NAME MALEY, JAMES J
STREET ADDRESS 1 1ST NATIONAL PLAZA
CITY-STATE-ZIP CHICAGO IL

11 TITLE VD
12 NAME Izzo, ROBERT J.
13 STREET ADDRESS 11ST NATL PLAZA
14 CITY-STATE-ZIP CHICAGO, IL

TITLE VD
NAME DIBERNARDO, RICHARD J
STREET ADDRESS 1 1ST NATIONAL PLAZA
CITY-STATE-ZIP CHICAGO IL

21 TITLE V
22 NAME FRANKLIN, STEVEN D.
23 STREET ADDRESS 11ST NATL PLAZA
24 CITY-STATE-ZIP CHICAGO, IL

TITLE S
NAME HABICHT, PATRICIA T.
STREET ADDRESS 1 1ST NATIONAL PLAZA
CITY-STATE-ZIP CHICAGO IL

31 TITLE
32 NAME
33 STREET ADDRESS
34 CITY-STATE-ZIP

TITLE T
NAME ROBERTS, WILLIAM J.
STREET ADDRESS 1 1ST NATIONAL PLAZA
CITY-STATE-ZIP CHICAGO IL

41 TITLE
42 NAME
43 STREET ADDRESS
44 CITY-STATE-ZIP

TITLE AT
NAME DONOVAN, JAMES E.
STREET ADDRESS 1 1ST NATIONAL PLAZA
CITY-STATE-ZIP CHICAGO IL

51 TITLE
52 NAME
53 STREET ADDRESS
54 CITY-STATE-ZIP

TITLE VD
NAME MCGEE, PHILIP E
STREET ADDRESS 1 1ST NATIONAL PLAZA
CITY-STATE-ZIP CHICAGO IL

61 TITLE
62 NAME
63 STREET ADDRESS
64 CITY-STATE-ZIP

14. I do hereby certify that the information supplied with this filing is voluntarily furnished and does not qualify for the exemption stated in Section 119.07(3)(k), Florida Statutes. I further certify that the information indicated on this annual report or supplemental annual report is true and accurate and that my signature shall have the same legal effect as if made under oath, that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears in Block 12 or Block 13 if changed, or on an attachment with an address.

SIGNATURE:

SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING OFFICER OR DIRECTOR

5/6/96 (30) 467-8X52
DATE TIME PLACE

CR2E034 (12/95)