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5/1/01 02 001 Page 1 of 4
2000-10-05 15:51:19
Cook County Recorder 27.50



This document was prepared by
and after recording should be
returned to:

Martha R. Bickford
Martell & Associates
1718 Connecticut Avenue, NW
Washington, DC 20009

Blackhawk Apartments
FHA No. 071-11059
912A Congdon Avenue
Elgin, IL 60120

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

THAT, PFC CORPORATION, a Delaware corporation, hereinafter referred to as the Assignor, having its office at 170 Newport Center Drive, Suite 245, Newport Beach, California 92660, for value received, does by these presents, without recourse, representation or warranty, except as hereinafter set forth, grant, bargain, sell, assign, transfer and set over unto CAPSTONE REALTY ADVISORS, LLC, an Ohio limited liability company, hereinafter referred to as the Assignee, having its office at 1120 Chester Avenue, Suite 300, Cleveland, Ohio 44114, all its right, title and interest in and to that certain:

Mortgage Note and Mortgage dated September 1, 1996, executed by Blackhawk Apartments Limited Partnership, an Illinois limited partnership, each being in the original principal sum of Eleven Million and 00/100 Dollars (\$11,000,000.00), which Mortgage Note was made payable to Assignor, and which Mortgage Note is secured by a Mortgage which was recorded on September 10, 1996, as Document No. 96690160, in the Office of the Recorder of Deeds of Cook County, Illinois, covering the property described in Exhibit "A" attached hereto and made a part hereof.

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IN WITNESS WHEREOF, Assignor has caused this Assignment to be duly executed this 19th day of September, 2000.

PFC CORPORATION

By: 
Robert W. Grasso
Chief Executive Officer



Signed, sealed, and delivered
in the presence of:


Name: Lissa Hanson


Name: Sandra Kiser

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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STATE OF CALIFORNIA

COUNTY OF ORANGE

On September 19, 2000, before me, ADRIENNE DAIRE WING,
personally appeared ROBERT W. GRASSO, personally known to me,
OR proved to me on the basis of satisfactory evidence, to be
the person whose name is subscribed to the within
instrument and acknowledged to me that he executed
the same in his authorized capacity, and that by
his signature on the instrument the person, or the
entity upon behalf of which the person acted,
executed the instrument.

WITNESS my hand and official seal.

Adrienne Daire Wing
Notary Public

OPTIONAL

Though the data below is not required by law, it may prove valuable
to persons relying on the document and could prevent fraudulent
reattachment of this form.

CAPACITY CLAIMED BY SIGNER

Individual
 Corporate Officer
Chief Executive Officer
Title(s)

Partner(s) Limited
 General

Attorney-in-Fact
 Trustee(s)
 Guardian/Conservator
 Other _____

DESCRIPTION OF ATTACHED DOCUMENT

Blackhawk Apartments
Assignment of Mortgage

Title or Type of Document

4 pages

Number of Pages

September 19, 2000

Date of Document

Signer(s) Other Than Named Above

SIGNER IS REPRESENTING:

Name of Person(s) or Entity

PFC CORPORATION

LEGAL DESCRIPTION

Blackhawk Apartments Limited Partnership

PARCEL 1:

LOTS 213 THROUGH 230 INCLUSIVE AND OUTLOT NUMBERS 2, 3, AND 4 IN THE THIRD ADDITION TO BLACKHAWK MANOR, BEING A SUBDIVISION OF PART OF SECTIONS 6 AND 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JANUARY 9, 1958, AS DOCUMENT NUMBER 1776797, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 515 IN THE FIFTH ADDITION TO BLACKHAWK MANOR, BEING A RESUBDIVISION OF PART OF THE THIRD ADDITION TO BLACKHAWK MANOR, A SUBDIVISION OF PART OF SECTIONS 6 AND 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID FIFTH ADDITION TO BLACKHAWK MANOR, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 28, 1966, AS DOCUMENT NUMBER 2262943 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

VACATED ALLEY ADJOINING LOTS 211 AND 212 IN THE SECOND ADDITION TO BLACKHAWK MANOR, BEING A SUBDIVISION OF PART OF SECTIONS 6 AND 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 7, 1956, AS DOCUMENT NUMBER 1693976, LOTS 213 THROUGH 230, INCLUSIVE AND OUTLOT NUMBERS 2, 3, AND 4 IN THE THIRD ADDITION TO BLACKHAWK MANOR AS AFORESAID, AND LOT 515 IN THE FIFTH ADDITION TO BLACKHAWK MANOR AS AFORESAID IN COOK COUNTY, ILLINOIS.

Property Address: 912A Congdon Avenue
Elgin, Illinois 60120

PINs:	06-07-107-001	06-07-107-025
	06-07-107-002	06-07-107-026
	06-07-107-003	06-07-107-028
	06-07-107-004	06-07-107-029
	06-07-107-005	06-07-107-030
	06-07-107-021	06-07-109-001
	06-07-107-022	06-07-109-002
		06-07-109-003
		06-07-109-004