

RECORDING REQUESTED BY:

John Hancock Real Estate Finance, Inc.



0010970026

WHEN RECORDED MAIL TO:

Chicago Title Insurance Company

171 N. Clark Street

Chicago, Illinois 60601

Attention: MARIANA KAMINSKA

Loan No. 3212483

ASSIGNMENT OF MORTGAGE / DEED OF TRUST
ASSIGNMENT OF LEASES AND RENTS
AND SECURITY AGREEMENT

THIS ASSIGNMENT, made as 27th day of June, 2001, by John Hancock Life Insurance Company, a Massachusetts corporation, formerly known as John Hancock Mutual Life Insurance Company ("Assignor"), having its principal place of business at John Hancock Place, 200 Clarendon Street, T-56, Boston, Massachusetts 02116, to and in favor of John Hancock Real Estate Finance, Inc., a Delaware corporation ("Assignee"), having an address at John Hancock Place, 200 Clarendon Street, T-56, Boston, MA 02116.

For good and sufficient consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby sells, assigns, transfers, and endorses to Assignee, its successors and assigns, without recourse, all its right, title and interest in and to that certain Mortgage, Assignment of Leases and Rents and Security Agreement from Torrence Properties, L.L.C. an Illinois limited liability company ("Borrower"), dated 23 of October 19, 1998, recorded October 27, 1998 in the Official Records of the Clerk County Recorders Office, County of Cook, State of Illinois, as Document No. 98965570, as affected by an Assignment dated November 16, 1998, and recorded on July 13, 1999 in the Office of the County Recorder, County of Cook, State of Illinois as Instrument No. 99666979, from Assignee to Assignor, and securing a Mortgage Note, dated October 19, 1998, in the principal amount of \$3,035,000, which Mortgage, Assignment of Leases and Rents and Security Agreement encumbers that certain real property situated at 1500 South Torrence Avenue, City of Calumet City, County of Cook, State of Illinois, and described in Exhibit A hereto.

TO HAVE AND TO HOLD the Mortgage, Security Agreement and Assignment of Leases and Rents unto Assignee and to the successors and assigns of Assignee forever.

ATTN: 5494 - KAMINSKA-DK

BOX 333-CT

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COOK COUNTY CLERK'S OFFICE
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EXHIBIT A

LEGAL DESCRIPTION

STREET ADDRESS: 1500 South Torrence Avenue
CITY: Calumet City COUNTY: COOK
TAX NUMBER: 29-24-401-019

LEGAL DESCRIPTION:

PARCEL 1: A TRACT OF LAND IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF TORRENCE AVENUE (BEING 33 FEET WEST OF THE EAST LINE OF SAID SECTION 24) AND THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PENN CENTRAL RAILROAD RIGHT OF WAY; THENCE NORTH 670.2 FEET ALONG SAID WESTERLY LINE; THENCE WEST 519.96 FEET, ON A LINE NORMAL TO SAID WESTERLY LINE, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE SOUTHEAST ALONG LAST SAID LINE 848.25 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2: NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF CONSTRUCTING, OPERATING, USING, REPAIRING, MAINTAINING, REPLACING AND RENEWING A ROADWAY FOR THE PURPOSE OF ACCESS, INGRESS AND EGRESS TO AND FROM PARCEL 1 AND TORRENCE AVENUE AND FOR THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND REPAIR OF UNDERGROUND UTILITIES UNDER, OVER AND THROUGH A PARCEL OF LAND DESCRIBED AS FOLLOWS::

THE NORTH 15 FEET OF THE SOUTH 35 FEET OF THE EAST 115 FEET, AND THE SOUTH 20 FEET, OF THE FOLLOWING:

A TRACT OF LAND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 DESCRIBED AS LYING SOUTHERLY OF THE LITTLE CALUMET RIVER, LYING EAST OF THE SUBDIVISION BY THE CHILDREN OF ADAM OOMS, NORTHEASTERLY OF THE PENN CENTRAL RAILROAD RIGHT OF WAY AND NORTH OF A LINE DESCRIBED AS 712.73 FEET NORTH OF THE INTERSECTION OF THE NORTH RIGHT OF WAY OF THE PENN CENTRAL RAILROAD AS MEASURED ON THE EAST LINE OF SAID SECTION, SAID LINE BEING NORMAL TO SAID EAST LINE OF SECTION 24, ALL IN COOK COUNTY, ILLINOIS AS GRANTED IN THE COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS AGREEMENT DATED DECEMBER 20, 1973 AND RECORDED DECEMBER 26, 1973 AS DOCUMENT 22578910 AS AMENDED BY THE FIRST AMENDMENT DATED MAY 23, 1974 AND RECORDED MAY 23, 1974 AS DOCUMENT 22726727

PARCEL 3: NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE PURPOSE OF CONSTRUCTING, OPERATING, USING, REPAIRING AND MAINTAINING A STORM SEWER LINE FROM THE NORTH LINE OF THE LAND TO THE STORM WATER RETENTION AREA LOCATED ON THE SERVIENT ESTATE UNDER, OVER AND THROUGH THE FOLLOWING DESCRIBED PROPERTY:

A 20 FOOT STRIP OF LAND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:: COMMENCING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE PENN CENTRAL RAILROAD RIGHT OF WAY 902.09 FEET NORTHWEST OF THE EAST LINE OF SAID SECTION 24 AS MEASURED ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE CONTINUING NORTHWEST ALONG LAST SAID LINE 351.19 FEET; THENCE NORTH 32.63 FEET; THENCE SOUTHEAST 392.48 FEET ON A LINE 20 FEET NORTHEASTERLY OF AND PARALLEL TO SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE 25.31 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS AS GRANTED IN THE COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS AGREEMENT DATED DECEMBER 20, 1973 AND RECORDED DECEMBER 26, 1973 AS DOCUMENT 22578910 AS AMENDED BY THE FIRST AMENDMENT DATED MAY 23, 1974 AND RECORDED MAY 23, 1974 AS DOCUMENT 22726727.

PARCEL 4: TWENTY FOOT PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE LAND DESIGNATED AS "NORTHEAST EASEMENT", AS SHOWN ON AND AS CREATED BY EXHIBIT "A" TO AGREEMENT DATED DECEMBER 11, 1972 AND RECORDED DECEMBER 20, 1972 AS DOCUMENT 22163510 IN COOK COUNTY, ILLINOIS, SAID EXHIBIT BEING A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD AND EAST OF THE SUBDIVISION FOR THE CHILDREN OF ADAM OOMS, IN COOK COUNTY, ILLINOIS;

FOR THE BENEFIT OF PARCEL 1, FOR THE PURPOSE OF LAYING, INSTALLING, CONSTRUCTING, OPERATING, USING, REPAIRING, MAINTAINING, REPLACING, RENEWING AND REMOVING ANY UNDERGROUND UTILITY OR

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FACILITY, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER, STORM SEWER, ELECTRICAL, GAS AND WATER, WITH THE RIGHT OF INGRESS AND EGRESS.

PARCEL 5: TEN FOOT PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE LAND DESIGNATED AS "NORTH EASEMENT", AS SHOWN ON AND AS CREATED BY EXHIBIT "A" TO AGREEMENT DATED DECEMBER 11, 1972 AND RECORDED DECEMBER 20, 1972 AS DOCUMENT 22163510 IN COOK COUNTY, ILLINOIS, SAID EXHIBIT BEING A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD AND EAST OF THE SUBDIVISION FOR THE CHILDREN OF ADAM OOMS, IN COOK COUNTY, ILLINOIS;

FOR THE BENEFIT OF PARCEL 1, FOR THE PURPOSE OF LAYING, INSTALLING, CONSTRUCTING, OPERATING, USING, REPAIRING, MAINTAINING, REPLACING, RENEWING AND REMOVING ANY UNDERGROUND UTILITY OR FACILITY, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER, STORM SEWER, ELECTRICAL, GAS AND WATER, WITH THE RIGHT OF INGRESS AND EGRESS.

PARCEL 6: TEN FOOT PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE LAND DESIGNATED AS "NORTH-SOUTH EASEMENT", AS SHOWN ON AND AS CREATED BY EXHIBIT "A" TO AGREEMENT DATED DECEMBER 11, 1972 AND RECORDED DECEMBER 20, 1972 AS DOCUMENT 22163510 IN COOK COUNTY, ILLINOIS, SAID EXHIBIT BEING A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD AND EAST OF THE SUBDIVISION FOR THE CHILDREN OF ADAM OOMS, IN COOK COUNTY, ILLINOIS;

FOR THE BENEFIT OF PARCEL 1, FOR THE PURPOSE OF LAYING, INSTALLING, CONSTRUCTING, OPERATING, USING, REPAIRING, MAINTAINING, REPLACING, RENEWING AND REMOVING ANY UNDERGROUND UTILITY OR FACILITY, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER, STORM SEWER, ELECTRICAL, GAS AND WATER, WITH THE RIGHT OF INGRESS AND EGRESS.

PARCEL 7: TEN FOOT PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE LAND DESIGNATED AS "EAST-WEST EASEMENT", AS SHOWN ON AND AS CREATED BY EXHIBIT "A" TO AGREEMENT DATED DECEMBER 11, 1972 AND RECORDED DECEMBER 20, 1972 AS DOCUMENT 22163510 IN COOK COUNTY, ILLINOIS, SAID EXHIBIT BEING A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD AND EAST OF THE SUBDIVISION FOR THE CHILDREN OF ADAM OOMS, IN COOK COUNTY, ILLINOIS;

FOR THE BENEFIT OF PARCEL 1, FOR THE PURPOSES OF LAYING, INSTALLING, CONSTRUCTING, OPERATING, USING, REPAIRING, MAINTAINING, REPLACING, RENEWING AND REMOVING ANY UNDERGROUND UTILITY OR FACILITY, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER, STORM SEWER, ELECTRICAL, GAS AND WATER, WITH THE RIGHT OF INGRESS AND EGRESS.

PARCEL 8: TEN FOOT PERPETUAL EASEMENT OVER, UNDER AND THROUGH THE LAND DESIGNATED AS "WEST EASEMENT", AS SHOWN ON AND AS CREATED BY EXHIBIT "A" TO AGREEMENT DATED DECEMBER 11, 1972 AND RECORDED DECEMBER 20, 1972 AS DOCUMENT 22163510 IN COOK COUNTY, ILLINOIS, SAID EXHIBIT BEING A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD AND EAST OF THE SUBDIVISION FOR THE CHILDREN OF ADAM OOMS, IN COOK COUNTY, ILLINOIS;

FOR THE BENEFIT OF PARCEL 1, FOR THE PURPOSE OF LAYING, INSTALLING, CONSTRUCTING, OPERATING, USING, REPAIRING, MAINTAINING, REPLACING, RENEWING AND REMOVING ANY UNDERGROUND UTILITY OR FACILITY, INCLUDING, BUT NOT LIMITED TO, SANITARY SEWER, STORM SEWER, ELECTRICAL, GAS AND WATER, WITH THE RIGHT

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GRESS AND EGRESS.

CEL 9: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY CROSS-PARKING AND ACCESS AGREEMENT DATED OCTOBER 11, 1994 AND RECORDED SEPTEMBER 25, 1998 AS DOCUMENT 98863583 FROM HOME DEPOT, U.S.A., INC., A DELAWARE CORPORATION TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER 5, 1973 AND KNOWN AS TRUST NO. 32490 FOR THE PURPOSE OF PARKING AND ACCESS OVER THE FOLLOWING DESCRIBED LAND:

THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 632.02 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 24; THENCE NORTH 88 DEGREES 27 MINUTES 02 SECONDS WEST 768.52 FEET ON A LINE MAKING AN ANGLE FROM NORTH TO WEST 88 DEGREES 26 MINUTES 07 SECONDS WITH THE EAST LINE OF SAID SECTION 24 TO THE EAST LINE OF THE SUBDIVISION BY THE CHILDREN OF ADAM OOMS; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS WEST 976 FEET ALONG LAST SAID EAST LINE TO THE SOUTH RIGHT OF WAY LINE OF THE RAILROAD RIGHT OF WAY; THENCE SOUTH 57 DEGREES 49 MINUTES 15 SECONDS EAST 1,253.28 FEET ALONG LAST SAID SOUTH RIGHT OF WAY LINE TO THE EAST LINE OF SAID SECTION 24; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST 6.77 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AND

THAT PART OF THE 100 FOOT RIGHT OF WAY OF THE PENN CENTRAL RAILROAD (PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILROAD) IN SECTION 24, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS; BEGINNING AT THE POINT OF INTERSECTION OF A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID PENN CENTRAL RAILROAD, THENCE SOUTHEASTERLY ON SAID SOUTHWESTERLY RIGHT OF WAY LINE 5,746.09 FEET TO A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 24 AFORESAID; THENCE NORTH ON THE LAST DESCRIBED LINE 123.18 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID PENN CENTRAL RAILROAD; THENCE NORTHWESTERLY ON SAID NORTHEASTERLY RIGHT OF WAY LINE 5,537.60 FEET TO A LINE 60 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE WESTERLY ON THE LAST DESCRIBED PARALLEL LINE 126.54 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM THAT PART WHICH FALLS WITHIN LITTLE CALUMET RIVER, AND THAT PART LYING NORTHWESTERLY OF THE LITTLE CALUMET RIVER, AND ALSO EXCEPT THAT PART FALLING WITHIN TORRENCE AVENUE AS WIDENED) IN COOK COUNTY, ILLINOIS.

AFTER RECORDING, MAIL TO:

CHICAGO TITLE INSURANCE CO.
ATTN: ZANE ZIELINSKI
171 N. CLARK ST. - MLC: 04SP
CHICAGO, IL 60601

10970028