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1647/0041 38 001 Page 1 of 5
2001-12-17 10:38:37
Cook County Recorder 55.50

PREPARED BY AND UPON
RECORDATION RETURN TO:
Anderson, McCoy & Orta
100 N. Broadway, Suite 2650
Oklahoma City, OK 73102
AMO No. 608.014
Loan No. DBM14894

Location: 2305-2315 Enterprise Drive, Westchester, Illinois
Tax Parcel Numbers: 15-30-205-001-0000 and 15-30-205-002-0000

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS (the "Assignment") is executed this 15th day of May 2001, by DEUTSCHE BANC MORTGAGE CAPITAL, L.L.C., a Delaware limited liability company (the "Assignor"), whose address is 31 W. 52nd Street, New York, New York 10019, to WELLS FARGO BANK MINNESOTA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF GE CAPITAL COMMERCIAL MORTGAGE CORPORATION, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2001-2, (the "Assignee") having an office at 1031 10th Avenue SE, Minneapolis, Minnesota 55414, Attn: Corporate Trust Administrator/GE Capital Commercial Mortgage Corporation, Series 2001-2.

BACKGROUND

WHEREAS, on January 10, 2000, Assignor made a loan to 2305 ENTERPRISE DRIVE, L.L.C., a Delaware limited liability company (the "Borrower") in the original amount of Five Million Four Hundred Fifty Thousand and no/100 Dollars ($5,450,000.00), and thereafter increased to the amount of Six Million and no/100 Dollars ($6,000,000.00), (the "Loan"), which Loan is evidenced by that certain Promissory Note dated as of January 10, 2000, (the "Original Note") as amended by that certain Amended and Restated Promissory Note, dated as of February 27, 2001, (the "Amended Note")executed by Borrower and payable to the order of Assignor (the Original Note and the Amended Note are hereinafter collectively referred to as the "Note");

WHEREAS, the obligations of the Borrower under the Loan and the Note are secured by, among other things, that certain:

Mortgage and Security Agreement, ("Mortgage") dated January 10, 2000, executed by Borrower and recorded on January 13, 2000, as Document No. 00035764, in the County Clerk's Office of Cook County, Illinois (the "Office of the County Clerk"); and

Assignments of Leases and Rents (the "Assignment of Leases"), dated January 10, 2000, executed by Borrower and recorded on January 13, 2000, as Document No. 00035765, in the Office of the County Clerk;

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said Mortgage was modified by that certain ***Loan Modification Agreement and Amendment to Mortgage and Security Agreement*** ("Modification Agreement"), dated February 27, 2001, executed by Borrower and Prime Group Realty, L.P., as Guarantor, and recorded on February 27, 2001, as Document No. 0010158234, in the Office of the County Clerk, said Modification Agreement increased the amount of the indebtedness of the Loan to $6,000,000.00;

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

WHEREAS, on even date herewith, Assignor endorsed the Note to Assignee and;

WHEREAS, Assignor desires to assign its interest in the Mortgage and Assignment of Leases to Assignee.

ASSIGNMENT

For $10.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby assigns and transfer to Assignee, all of Assignor's right, title and interest in, to and under the Mortgage and Assignment of Leases, to have and to hold unto Assignee, its successors and assigns, forever.

THE REMAINDER OF THIS PAGE IS LEFT INTENTIONALLY BLANK

THIS ASSIGNMENT has been executed by Assignor as of the date specified at the beginning of this Agreement.

ASSIGNOR:

DEUTSCHE BANC MORTGAGE CAPITAL, L.L.C., a Delaware limited liability company

By: _____

Name: MICHELLE LEIGHTON

Title: DIRECTOR

STATE OF NEW YORK)

COUNTY OF New York)

I, Karen D. Bernsohn, a Notary Public in and for the County and State aforesaid, do hereby certify that Michelle Leighton, as Director of DEUTSCHE BANC MORTGAGE CAPITAL, L.L.C. a Delaware limited liability company, whose name as such is signed to the foregoing instrument on behalf of the limited liability company bearing date as of the _____ day of _____, 2001, has acknowledged the same before me in my City and State aforesaid.

GIVEN under my hand and seal this 15th day of May, 2001.

Karen D. Bernsohn
KAREN D. BERNSOHN
Notary Public, State of New York
No. 01BE6008838
Qualified in New York County
Commission Expires June 15, 2002

EXHIBIT A

Legal Description

STREET ADDRESS: 2305 ENTERPRISE DRIVE
CITY: WESTCHESTER COUNTY: COOK
TAX NUMBER: 15-30-205-001-0000; 15-30-205-002-0000

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTHERLY 75.50 FEET OF LOT 1 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915, (EXCEPT 'TRACT A', 'TRACT B', 'TRACT C' AND 'TRACT D'), DESCRIBED AS FOLLOWS:

EXCEPTION TRACT A:

THE SOUTHERLY 67.00 FEET OF THE WESTERLY 201.39 FEET (AS MEASURED THE SOUTHERLY LINE) OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915;

EXCEPTION TRACT B:

THE SOUTHERLY 67.00 FEET OF THE EASTERLY 255.08 FEET (AS MEASURED ALONG THE SOUTHERLY LINE) OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915;

EXCEPTION TRACT C:

THE NORTHERLY 32.50 FEET OF THE WESTERLY 217.00 FEET OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915;

EXCEPTION TRACT D:

THE NORTHERLY 32.50 FEET TO THE EASTERLY 205.83 FEET (AS MEASURED ALONG THE NORTHERLY LINE) OF LOT 2 IN ENTERPRISE CENTRE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON AUGUST 4, 1989 AS DOCUMENT 89357915) ALL IN COOK COUNTY, ILLINOIS.