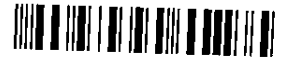


ASSIGNMENT AND ASSUMPTION OF LEASE



STATE OF CALIFORNIA §
COUNTY OF LOS ANGELES § KNOW ALL MEN BY THESE PRESENTS THAT

U. S. Trust Company, National Association, Successor of 7-Eleven, Inc. Employees' Trust, formerly known as The Southland Employees' Trust ("Assignor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Assignor in hand paid by Parkway Bank and Trust Company* with an address of 20 Forest Lane, South Barrington, Illinois 60010 ("Assignee"), the receipt and sufficiency of which consideration is hereby acknowledged and confessed, subject to all of the matters set forth or referred to herein, has ASSIGNED TRANSFERRED and DELIVERED, and by these presents does ASSIGN, TRANSFER and DELIVER unto Assignee, (i) all of the rights of Assignor, if any, under that certain Lease Agreement that commenced on December 1, 1989 and executed by Seller and 7-Eleven, Inc. (formerly known as The Southland Corporation) on January 30, 1990 (the "Lease") made by and between Assignor and 7-Eleven, Inc. (the "Tenant"), and relating to a portion of the real property commonly known as 6757 26th, Berwyn, Illinois 60402, and described in Exhibit "A" attached hereto; and (ii) all sums actually received by Assignor from Tenant pursuant to the terms of the Lease which relate to any period of time after the effective date hereof (the "Rents"). The Lease and the Rents are collectively referred to herein as the "Property."

Assignee hereby acknowledges receipt of the Rents and hereby assumes and agrees to be liable for and to perform all duties, obligations, undertakings, covenants, and agreements of Assignor or the landlord under the Lease which accrue or occur after the effective date hereof with respect to the Property, and Assignee further assumes and agrees to be liable for and to pay and properly discharge all operating expenses, liabilities, costs, and fees, if any, incurred, and all claims, demands, and actions, if any, which arise or relate to circumstances or events occurring with respect to or under the Property from and after the effective date hereof.

The effective date hereof shall be the date upon which Assignor's sale to Assignee of the real property described in Exhibit "A" hereto closes.

EXECUTED this 21ST day of MARCH, 2002.
* Trust # 12834 dated January 25, 2001 as Trustee
ASSIGNEE: ASSIGNOR:

Parkway Bank and Trust Company

U. S. Trust Company, N.A., Successor Trustee of the 7-Eleven, Inc., Employees' Trust

Name

Richard C. Murray
Vice-President

2 of 5 CC201561 L.L.

ACKNOWLEDGMENT

STATE OF CALIFORNIA §
 §
COUNTY OF LOS ANGELES §

On MARCH 21, 2002, before me, Tracey Robinson, a Notary Public personally appeared Richard C. Murray personally known to me 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.

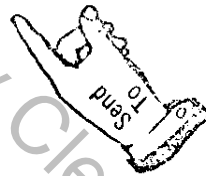
WITNESS my hand and official seal.

Signature Tracey Robinson
Notary Public



PREPARED BY / RETURN TO :

PARKWAY BANK AND TRUST COMPANY # 13129
20 FOREST LAKE
BARRINGTON, IL 60010



Property of Cook County Clerk's Office

UNOFFICIAL COPY

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

20487034

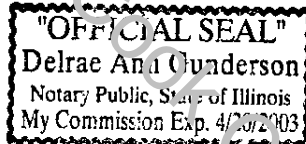
On April 5, 2002, before me, Delrae Gunderson, a Notary Public personally appeared Rick Heidner personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Delrae Gunderson

Notary Public



Property
Cook County Clerk's Office

UNOFFICIAL COPY

20487034

Exhibit
"A"

LEGAL DESCRIPTION:

LOTS 148 TO 151, BOTH INCLUSIVE, IN OAK PARK AVENUE HOME ADDITION, BEING A SUBDIVISION OF LOT 6 IN PARTITION OF THE WEST 51.49 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER AND THE EAST 41 ACRES OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-30-224-029, -030, -031, -032

6757 26th St

Berwyn, IL