

ASSIGNMENT OF DEED OF TRUST,
ASSIGNMENT OF LEASES AND RENTS
AND SECURITY AGREEMENT



Loan No. 3212415

#9

[Handwritten signature]

THIS ASSIGNMENT, is made this 1st day of March, 2000, by JOHN HANCOCK LIFE INSURANCE COMPANY, a Massachusetts corporation, formerly John Hancock Mutual Life Insurance Company, a Massachusetts corporation ("Assignor"), having its principal place of business at John Hancock Place, T-52, 200 Clarendon Street, Boston, Massachusetts 02116, to and in favor of LaSalle Bank National Association, as Trustee for Morgan Stanley Dean Witter Capital I, Inc. ("Assignee"), having an address at 135 South LaSalle Street, Suite 1626, Chicago, IL 60603.

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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 Lease and Rents and Security Agreement from RIVER NORTH LIMITED PARTNERSHIP NO. 2, an Illinois limited partnership ("Borrower"), dated as of March 16, 1998, recorded March 17, 1998 in the Office of the County Recorder, County of Cook, State of Illinois as Volume No. 98212287, as affected by (a) Assignment dated November 16, 1998, from Assignor to John Hancock Mutual Life Insurance Company, now known as John Hancock Life Insurance Company ("Hancock"), recorded December 16, 1998, in the Office of the County Recorder, County of Cook, State of Illinois as Volume No. 08143709 and (b) Assignment dated November 15, 1999, from Hancock to Assignor, recorded January 19, 2000 in the Office of the County Recorder, County of Cook, State of Illinois as Volume No. 00043153 and securing a Mortgage Note, dated March 16, 1998, from Borrower, in the principal amount of \$5,400,000.00, which Mortgage, Assignment of Leases and Rents and Security Agreement encumbers that certain real property situated in the City of Chicago, 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.

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed in its name by its duly authorized officer as of the date first above written.

ASSIGNOR:

JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, a Massachusetts corporation

WITNESS:

[Signature of Carmen L. McWilliams]
Carmen L. McWilliams

By: *[Signature of M. W. Sam Davis]*
M. W. Sam Davis
Senior Vice President

BOX 333-CTI

EXHIBIT A

DESCRIPTION OF LAND

THE SOUTH 1/2 OF LOT 3, ALL OF LOTS 4, 5, 6, 7 AND 8 (EXCEPT THE WEST 9 FEET OF SAID LOTS FOR ALLEY) IN BLOCK 19 IN DUNCAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES AS DESCRIBED IN THE SURVEY DATED NOVEMBER 11, 1986 (FINAL REVISION DATED MARCH 6, 1998), RE-CERTIFIED JANUARY 15, 1998, PREPARED BY GREMLEY & BIEDERMANN, INC.

FOR INFORMATION ONLY: Property commonly known as 322 South Green Street, Chicago, Illinois. P.I.N. 17-17-227-009, 17-17-227-010, 17-17-227-011, 17-17-227-012

LOTS 7 TO 13, INCLUSIVE, IN BLOCK 13 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES AS DESCRIBED IN THE SURVEY DATED NOVEMBER 24, 1987 (FINAL REVISION DATED MARCH 6, 1998), RE-CERTIFIED JANUARY 15, 1998, PREPARED BY GREMLEY & BIEDERMANN, INC.

FOR INFORMATION ONLY: Property commonly known as 325 West Huron Street, Chicago, Illinois. P.I.N. 17-09-215-001

LOTS 3 AND THE WEST 70 FEET OF LOT 4 IN ASSESSORS DIVISION OF BLOCK 11 IN NEWBERRY'S ADDITION TO CHICAGO OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES AS DESCRIBED IN THE SURVEY DATED APRIL 24, 1987 (FINAL REVISION DATED MARCH 6, 1998), RE-CERTIFIED JANUARY 14, 1998, PREPARED BY GREMLEY & BIEDERMANN, INC.

FOR INFORMATION ONLY: Property commonly known as 222 West Hubbard Street, Chicago, Illinois. P.I.N. 17-09-251-006

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LOTS 25, 26, 27, 28 AND 29 IN BLOCK 18 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BEING THE SAME PREMISES AS DESCRIBED IN THE SURVEY DATED FEBRUARY 1, 1983 (FINAL REVISION DATED MARCH 6, 1998), RE-CERTIFIED JANUARY 14, 1998, PREPARED BY GREMLEY & BIEDERMANN, INC.

FOR INFORMATION ONLY: Property commonly known as 212 West Superior Street, Chicago, Illinois. P. I. N. 17-09-202-008, 17-09-202-009
17-09-202-010

LOTS 9 AND 10 IN BLOCK 17 IN NEWBERRY'S ADDITION TO CHICAGO, A SUBDIVISION IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4, IN COOK COUNTY ILLINOIS.

BEING THE SAME PREMISES AS DESCRIBED IN THE SURVEY DATED FEBRUARY 21, 1983 (FINAL REVISION DATED MARCH 6, 1998), RE-CERTIFIED JANUARY 14, 1998, PREPARED BY GREMLEY & BIEDERMANN, INC.

FOR INFORMATION ONLY: Property commonly known as 215 West Superior Street, Chicago, Illinois. P. I. N. 17-09-209-007

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