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This document prepared by:

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SCHIFF HARDIN & WAITE
6600 Sears Tower
Chicago, Illinois 60606



Doc#: 0403527188
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 02/04/2004 03:51 PM Pg: 1 of 4

After recording return to:

Barry J. Miller
PATRIA PARTNERS, LLC
18110 Dixie, Suite 2N
Homewood Illinois 60430

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT

(4610 S. Drexel Blvd., Chicago, IL 60653)

TM 79739 / 257 790 1/3
FOR VALUE RECEIVED, BANK OF AMERICA, N.A., a national banking association ("ASSIGNOR"), hereby sells, assigns and transfers to PATRIA PARTNERS, LLC, an Illinois limited liability company ("ASSIGNEE"), without recourse or warranty (except as provided in that certain Loan and Judgment Purchase and Sale Agreement dated November 21, 2002, by and between Assignor and Assignee), all of its right, title and interest in and to that certain Mortgage, Assignment of Rents and Security Agreement dated December 21, 1999, from LaSalle Bank National Association, successor to American National Bank and Trust Company of Chicago, as Trustee under Trust No. 125261-09 ("Land Trustee"), as Grantor, to Assignor, recorded as Document No. 09206420 with the Recorder of Deeds of Cook County, Illinois, as the same may have been amended from time to time (the "Mortgage"), covering the real property described on Exhibit A attached hereto.

TOGETHER WITH all right, title and interest in and to that certain Line of Credit Note dated December 21, 1999 made by Land Trustee and Citi Investments and Development Corp. in the original principal amount of Seven Hundred Fifty Five Thousand and 00/100 Dollars (\$755,000.00) (the "Note") or other obligations secured thereby, the money due and to become due thereon, and all rights accrued or to accrue thereunder.

TOGETHER WITH all rights, remedies, collateral instruments or other documents in and or granted in favor of the undersigned or its predecessors in interest in connection with the loan secured by the Mortgage (the "Loan"), including, without limitation: (i) any loan agreement, assignments of rents and leases, security agreements, UCC Financing Statements, regulatory agreements, assignments of management agreement, assignments of stock or partnership units, tax and insurance escrows, cash collateral or similar accounts held by or for the benefit of the undersigned, letters of credit, certificates of deposit or deposits or escrows of any kind, all guarantees, pledges, security interests, mortgages, deeds of trust or other rights, interests or other collateral securing or guaranteeing payment of such Loan; and (ii) all other rights and remedies of the undersigned in connection with the Loan, whether provided by contract or otherwise available under applicable law or in equity, including without limitation, all rights and remedies

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provided under any loan agreements, indemnities or other instruments or documents made, issued or delivered to or in favor of the undersigned or its predecessors in interest in connection with the Loan, all as the same may have been amended, assigned, reinstated, extended or endorsed from time to time.

TO HAVE AND TO HOLD unto ASSIGNEE and to the successors and assigns of ASSIGNEE forever.

IN WITNESS WHEREOF, ASSIGNOR has caused this Assignment to be executed under seal this 20th day of November, 2002.

WITNESS:

BANK OF AMERICA, N.A., a national banking association

Helma J. Smith

By: Denis J. Biscoe (SEAL)
Name: Denis J. Biscoe
Title: Senior Vice President

STATE OF Maryland)
CITY/COUNTY OF Anne Arundel)

to wit:

I HEREBY CERTIFY that on this 22nd day of November, 2002, before me the undersigned Notary Public of the jurisdiction aforesaid, personally appeared Denis J. Biscoe, and acknowledged himself to be a Senior Vice President of BANK OF AMERICA, N.A., a national banking association, and that he, as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of BANK OF AMERICA, N.A., by himself as Senior Vice President.

IN WITNESS my hand and Notarial Seal.

Bernice C. Wheeler
Notary Public

My Commission Expires: 1/18/05

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CERTIFICATION

THIS IS TO CERTIFY that this Assignment was prepared by or under the supervision of the undersigned, an attorney at law duly admitted to practice in Illinois.


Name: Sharon A. Doherty

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EXHIBIT A
TO ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF
RENTS AND SECURITY AGREEMENT
(4610 S. Drexel Blvd., Chicago, IL 60653)

LEGAL DESCRIPTION

THE NORTH 40 FEET OF LOT 3 IN THE RESUBDIVISION OF BLOCK 7 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 20-02-315-010

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