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Doc#: 0716539099 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/14/2007 02:38 PM Pg: 1 of 6

Return acknowledgment to:



Capitol Services, Inc.
P.O. Box 1831 Austin, TX 78767
512/345-4647

ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING AND ASSIGNMENT LEASES AND RENTS

WHEREAS, CITIGROUP GLOBAL MARKETS REALTY CORP., a New York corporation ("Assignor"), is the legal and equitable owner and holder of that certain Promissory Note dated August 17, 2006, made by THOR PALMER HOUSE HOTEL LLC, a Delaware limited liability company and THOR PALMER HOUSE HOTEL & SHOPS LLC, a Delaware limited liability company, (collectively, "Borrower"), in the principal amount of ONE HUNDRED SEVENTY-ONE MILLION EIGHT HUNDRED THOUSAND AND 00/100 Dollars (\$171,800,000.00) (the "Note"), which Note is secured by a Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of August 17, 2006, executed by Borrower and recorded on August 26, 2005 as Document Number 0523818142 by the Recorder of Deeds, in Cook County, Illinois, (the "Security Instrument") and an Assignment of Leases and Rents dated as of August 17, 2005, executed by Borrower and recorded on August 26, 2005 as Document Number 0523818143 by the Recorder of Deeds, in Cook County, Illinois (the "Assignment of Leases"); and

WHEREAS, Assignor has simultaneously herewith endorsed the Note to LASALLE BANK NATIONAL ASSOCIATION, as Trustee for the CITIGROUP COMMERCIAL MORTGAGE TRUST 2006-FL2 ("Assignee") and the parties desire that the Security Instrument and Assignment of Leases be assigned to Assignee.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Assignor does hereby sell, assign, grant, transfer, set over and convey to Assignee, its successors and assigns, the following documents:

- a. the Security Instrument, which encumbers certain improved real property (the "Mortgaged Property") situated in Chicago, Illinois, as more particularly described on Exhibit A annexed hereto and made a part hereof; and
- b. that certain Assignment of Leases, which assigns all existing and future leases and rents relating to the Mortgaged Property to Lender.

Palmer House
Assignment of Mortgage,
Assignment of Leases and Rents,
Security Agreement and Fixture Filing
NY1 5974200v.2

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Together with the Note, bond or other obligations described in said Security Instrument and secured thereby and all of Assignor's right, title, and interest therein. To have and to hold the same unto the Assignee, its successors and assigns, forever.

This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

This Assignment shall be governed by and construed in accordance with the laws of the State of New York.

[NO FURTHER TEXT ON THIS PAGE]

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IN WITNESS WHEREOF, the undersigned has executed and delivered this instrument this ___ day of November, 2006.

**CITIGROUP GLOBAL MARKETS
REALTY CORP.,**
a New York corporation

By: Amir Kornblum

Name: Amir Kornblum


Title: Authorized Signatory

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STATE OF New York)
) ss.:
COUNTY OF New York)

On the 9th day of November in the year 2006, before me, the undersigned, a Notary Public in and for said state, personally appeared Amir Kornblum, an Authorized Signatory of Citigroup Global Markets Realty Inc., a New York corporation, personally know to me or ~~proved to me on the basis of satisfactory evidence~~ to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.



Notary Public

ELSA J. CASTALDO
Notary Public, State of New York
No. 01CA0026100
Qualified in Queens County
Commission Expires June 14, 2007

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EXHIBIT A

DESCRIPTION OF PROPERTY

PARCEL 1:

THAT PART OF BLOCK 3 IN FRACTIONAL SECTION NUMBER 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST MONROE STREET WITH THE PRESENT EAST LINE OF SOUTH STATE STREET (BEING A LINE 27 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF BLOCK 3); RUNNING THENCE WITH SAID EAST LINE OF SOUTH STATE STREET SOUTH 254 FEET 5-7/16 INCHES TO A POINT 210 FEET 3 INCHES NORTH OF THE NORTH FACE OF THE REPUBLIC BUILDING; SAID POINT BEING 144.75 FEET NORTH OF THE SOUTH LINE OF LOT 10 IN BLOCK 3 AS MEASURED ON THE WEST LINE OF PREMISES IN QUESTION; THENCE WITH THE LINE ESTABLISHED BY THE AGREEMENT BETWEEN BERTHA HONORE' PALMER AND ADRIAN C. HONORE', TRUSTEES OF THE ESTATE OF POTTER PALMER, DECEASED, ETHEL BERT W. PEEK, LOUIS FRAZIN AND ABRAHAM M. OPPENHEIM DATED JANUARY 23, 1907, RECORDED IN THE RECORDER'S OFFICE OF SAID COUNTY IN BOOK 19104, PAGE 66, AS DOCUMENT NUMBER 8030340, SAID LINE INTERSECTING THE WEST LINE OF THE 12 FOOT ALLEY RUNNING NORTH AND SOUTH THROUGH THE SOUTH PART OF SAID BLOCK 3 AT A POINT 144.52 FEET NORTH OF THE SOUTH LINE OF LOT 10 IN BLOCK 3, EAST 159 FEET 10-1/2 INCHES MORE OR LESS, TO A POINT 6 FEET EAST OF THE WEST LINE OF LOT 8 IN SAID BLOCK 3 AND IN THE EAST LINE OF THE 12 FOOT ALLEY RUNNING NORTH AND SOUTH THROUGH THE SOUTH PART OF SAID BLOCK 3; THENCE WITH THE EAST LINE OF SAID ALLEY SOUTH 9 FEET 8-7/8 INCHES TO A POINT 22 FEET 3-5/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT 8; THENCE PARALLEL WITH AND 22 FEET 3-5/8 INCHES SOUTH OF THE NORTH LINE OF SAID LOT 8, BEING THE NORTH LINE OF AN 18 FOOT ALLEY, EAST 174 FEET 10-5/8 INCHES TO THE PRESENT WEST LINE OF SOUTH WABASH AVENUE; THENCE WITH SAID WEST LINE OF SOUTH WABASH AVENUE NORTH 216 FEET 7-13/16 INCHES, MORE OR LESS, TO THE POINT OF INTERSECTION OF SAID WEST LINE OF SOUTH WABASH AVENUE WITH THE SOUTH LINE OF LOT 1 IN THE ASSESSOR'S DIVISION OF LOTS 1 AND 4 IN BLOCK 3 IN FRACTIONAL SECTION NUMBER 15 ADDITION AFORESAID; THENCE WITH THE SOUTH LINE OF SAID LOT 1, IN THE ASSESSOR'S DIVISION AFORESAID WITH 85 FEET 8 INCHES TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WITH THE WEST LINE OF SAID LOT 1, NORTH 52-95/100 FEET, MORE OR LESS, TO THE PRESENT SOUTH LINE OF EAST MONROE STREET; AND THENCE WITH SAID SOUTH LINE WEST 248 FEET 8-5/16 INCHES TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

THAT PART OF LOT 1 IN BLOCK 3 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, BOUNDED IN FRACTIONAL SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, (WHICH IS THE SOUTHWEST CORNER OF MONROE STREET AND WABASH AVENUE IN THE SAID CITY OF CHICAGO) RUNNING THENCE SOUTH ON THE EAST LINE OF SAID LOT (BEING THE WEST LINE OF SAID WABASH AVENUE) 52.95 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF MONROE STREET 85 FEET AND 8 INCHES; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF WABASH AVENUE 52.95 FEET TO THE SOUTH LINE OF MONROE STREET; THENCE EAST ON THE SOUTH LINE OF MONROE STREET 85 FEET AND 8 INCHES TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Address: 17 East Monroe Street, Chicago, Illinois

PIN's: 17-15-102-005
17-15-102-006
17-15-102-010
17-15-102-011

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