



ASSIGNMENT  
OF ASSIGNMENT OF LEASES AND  
RENTS 16

Loan No. 3212417

THIS ASSIGNMENT, is made this 16th day of November, 1998, by John Hancock Real Estate Finance, Inc., a Delaware corporation ("Assignor"), having its principal place of business at John Hancock Place, T-53, 200 Clarendon Street, Boston, Massachusetts 02116, to and in favor of John Hancock Mutual Life Insurance Company, a Massachusetts corporation ("Assignee"), having an address at John Hancock Place, T-52, 200 Clarendon Street, Boston, Massachusetts 02116.

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 Assignment of Leases and Rents from RIVER NORTH LIMITED PARTNERSHIP NO. 2, an Illinois limited partnership ("Borrower"), to Assignor, dated as of March 16, 1998, recorded on March 17, 1998 in the Recorder's Office, State of Illinois, in Volume 98209278, and securing that certain Mortgage Note in the principal amount of \$2,950,000.00, dated as of March 16, 1998, by Borrower in favor of Assignor, under which Assignment of Leases and Rents Borrower assigned to Assignor all of Borrower's rights, interests and privileges in and to all leases, licenses, and rental agreements covering or affecting any portion of 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 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.

(SIGNATURES ON FOLLOWING PAGE)

BOX 333-CT1

ASSIGNOR:

JOHN HANCOCK REAL ESTATE FINANCE, INC.,  
a Delaware corporation

WITNESS/ATTEST:

Carmen L. McWilliams  
Carmen L. McWilliams

By: M W Sam Davis  
M. W. Sam Davis  
Senior Vice President

COMMONWEALTH OF MASSACHUSETTS )  
  ) ss.  
COUNTY OF SUFFOLK                   )

Personally appeared before me, the undersigned authority in and for the said county and commonwealth, on this 16th day of November, 1998, within my jurisdiction, the within named M. W. Sam Davis duly identified before me, who acknowledged that he is the Senior Vice President, of JOHN HANCOCK REAL ESTATE FINANCE, INC., a Delaware corporation, and that for and on behalf of said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.

Eva Chan  
Notary Public

My Commission Expires: December 2, 1999

\_\_\_\_\_ (Affix official seal)

AFTER RECORDING, MAIL TO:  
CHICAGO TITLE INSURANCE CO.  
ATTN: Joseph Chiros  
171 N. CLARK ST. - MLC: 04SP  
CHICAGO, IL 60601



EXHIBIT A

98209378

DESCRIPTION OF LAND

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.D. 17-09-202-008, 17-09-202-009, 17-09-202-010

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.D. 17-09-215-001

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.D. 17-17-227-009, 17-17-227-010, 17-17-227-011, 17-17-227-012

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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

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