



Prepared by and Return to:
Richardson Consulting Group
505 A San Marin Dr., #110
Novato, CA 94945

id

Asset No.: 97-094 RCG: 66
Name: Austin Commons Industrial
Building
County: Cook
State: Illinois
KLC: 188
Deal: MS98HF-1

Attention: Asset Backed Securities Trust Services Group-Morgan
Stanley Series 1998-HF1

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

FOR VALUE RECEIVED, Heller Capital Management, Inc., a Delaware corporation whose address is 500 West Monroe Street, 15th Floor, Chicago, Illinois 60661 ("Assignor"), conveys, assigns, transfers, and sets over unto LaSalle National Bank, a national banking association whose address is 135 South LaSalle Street, Suite 1625, Chicago, Illinois 60674-4107, Attention: Asset Backed Securities Trust Services Group-Morgan Stanley Series 1998-HF1, as Trustee for the benefit of the registered holders of the Morgan Stanley Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 1998-HF1 ("Assignee"), without recourse, but subject to the terms of that certain Mortgage Loan Purchase Agreement dated March, 1998, by and between Heller Financial Capital Funding, Inc., a Delaware corporation, and Morgan Stanley Capital I Inc., a Delaware corporation, as the same may be modified from time to time, all the right, title and interest of Assignor in and to the Mortgage, Assignment of Rents and Security Agreement and Fixture Filing and other documents, if any, described in Exhibit A attached hereto and incorporated herein, together with the note or notes described therein, and all other documents and instruments relating to or securing said deed of trust or note or notes described therein, encumbering, among other things, the premises described in Exhibit B attached hereto and incorporated herein and the improvements thereon.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

UNOFFICIAL COPY

IN WITNESS WHEREOF, Assignor has executed this Assignment of Mortgage, Assignment of Rents and Security Agreement and Fixture Filing as of the 1st day of March, 1998.

ASSIGNOR:

HELLER CAPITAL MANAGEMENT,
INC., a Delaware corporation

By: Thomas J. Bay
Name: Thomas J. Bay
Its: Senior Vice President

ATTEST:

By: Margaret E. Govern
Name: Margaret E. Govern
Its: Assistant Vice President

WITNESSES:

Kevin Schmidt
Name: ~~Deitz Lefort~~ Kevin Schmidt

Julane Alt
Name: Julane Alt

UNOFFICIAL COPY

STATE OF ILLINOIS)
 SS
COUNTY OF COOK)

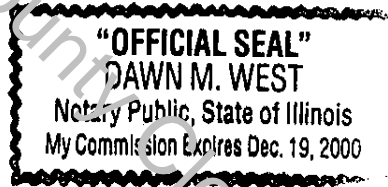
I, Dawn M. West, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas J. Bax, personally known to me to be a Senior Vice President of HELLER CAPITAL MANAGEMENT, INC., a Delaware corporation, and Margaret E. Govern, personally known to me to be an Assistant Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and the witnesses whose names are so subscribed thereon this day in person and severally acknowledged that as such Senior Vice President and Assistant Vice President of said corporation, they signed and delivered the said instrument, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 1st day of March, 1998.

Dawn M. West
Notary Public

My Commission Expires:

12/19/2000



UNOFFICIAL COPY

EXHIBIT A

DESCRIPTION OF DOCUMENT(S)

1. Mortgage, Assignment of Rents and Security Agreement and Fixture Filing dated May 27, 1997, and recorded in the Cook County, Illinois real estate records on June 11, 1997 as Document No. 97415461, as assigned to Heller Capital Management, Inc., pursuant to that certain Assignment of Mortgage, Assignment of Rents and Security Agreement and Fixture Filing, dated as of September 26, 1997, made by Heller Financial, Inc. and recorded on November 19, 1997, as Document No. 97869455.

Property of Cook County Clerk's Office

08159508

Page 4 of 5

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

A TRACT OF LAND BEING PART OF THE EAST 17 ACRES OF THE WEST 19 1/2 ACRES OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 17 ACRES AND RUNNING THENCE SOUTH 89 DEGREES, 09 MINUTES, 30 SECONDS WEST ON THE NORTH LINE OF SAID NORTHEAST FRACTIONAL QUARTER, 467.99 FEET TO ITS INTERSECTION WITH A LINE WHICH IS 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID 17 ACRES (AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE); THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID PARALLEL LINE, 561.26 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID PARALLEL LINE 59.43 FEET TO ITS INTERSECTION WITH A LINE 50.0 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (AS MEASURED AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE); THENCE SOUTH 22 DEGREES, 11 MINUTES, 00 SECONDS EAST ALONG SAID PARALLEL LINE, 400.25 FEET; THENCE SOUTH 89 DEGREES, 19 MINUTES, 00 SECONDS EAST 111.95 FEET; THENCE NORTH 00 DEGREES, 41 MINUTES, 00 SECONDS EAST 431.42 FEET; THENCE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 268.22 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND BEING PART OF THE EAST 30 ACRES OF THE NORTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE EAST 17 ACRES OF THE WEST 19 1/2 ACRES OF THE EAST FRACTIONAL 1/2 OF THE NORTHEAST FRACTIONAL QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID 17 ACRES AND RUNNING THENCE SOUTH 89 DEGREES, 09 MINUTES, 30 SECONDS WEST ON THE NORTH LINE OF SAID NORTHEAST FRACTIONAL QUARTER, 467.99 FEET TO ITS INTERSECTION WITH A LINE WHICH IS 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID 17 ACRES (AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE); THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ALONG SAID PARALLEL LINE 620.69 FEET TO ITS INTERSECTION WITH A LINE 50 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (AS MEASURED AT RIGHT ANGLES TO SAID NORTHEASTERLY LINE); THENCE SOUTH 22 DEGREES, 11 MINUTES, 00 SECONDS EAST ALONG SAID PARALLEL LINE 400.25 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 22 DEGREES, 11 MINUTES, 00 SECONDS EAST ALONG SAID PARALLEL LINE 342.20 FEET TO ITS INTERSECTION WITH AN EXTENSION WESTERLY OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 33, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 902.77 FEET WEST OF THE LINE BETWEEN SAID SECTIONS 32 AND 33; THENCE NORTH 89 DEGREES, 38 MINUTES, 50 SECONDS EAST ON SAID EXTENDED LINE 306.76 FEET; THENCE NORTH 00 DEGREES, 48 MINUTES, 37 SECONDS WEST 190.66 FEET; THENCE SOUTH 89 DEGREES, 36 MINUTES, 50 SECONDS EAST 324.80 FEET; THENCE NORTH 00 DEGREES, 41 MINUTES, 00 SECONDS EAST 125.0 FEET; THENCE NORTH 89 DEGREES, 19 MINUTES, 00 SECONDS WEST 111.95 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Common Address: 7111 and 7171 N. Austin Avenue, Niles, Illinois

Tax I.D. No.: 10-32-203-018-0000 1 of 4
 10-32-203-031-0000 2 of 4
 10-32-203-033-0000 3 of 4
 10-32-203-032-0000 4 of 4