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Cook County Recorder of Deeds
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ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF RENTS (ELIZABETH)

This document was prepared by
and when recorded return to:

Jaffe & Berlin, L.L.C.
111 W. Washington St., Suite 1401
Chicago, Illinois 60602
Attn: Debra B. Yale

ASSIGNMENT OF INTEREST UNDER MORTGAGE AND ASSIGNMENT OF RENTS

FOR VALUE RECEIVED, Pangea Ventures LLC, Series L, a Delaware limited liability company ("Assignor"), assigns, conveys, grants, sets over and transfers to Eurasia Holdings 1, LLC, a Delaware limited liability company ("Assignee"), all of Assignor's right, title and interest in and to: (1) the Mortgage dated October 12, 2007 by The Morgan Group II, Inc., in favor of ShoreBank recorded October 24, 2007 with the Cook County Recorder of Deeds as document no. 0729744078, as assigned to Assignor by ShoreBank pursuant to that certain Assignment of Interest under Mortgage and Assignment of Rents dated July 9, 2009 and recorded with the Cook County, Illinois Recorder of Deeds (the "Recorder") on July __, 2009 as document no. 0919045146 (collectively, the "Mortgage") and (2) the Assignment of Rents dated October 12, 2007 by The Morgan Group II, Inc., in favor of ShoreBank recorded October 24, 2007 with the Cook County Recorder of Deeds as document no. 0729744079, as assigned to Assignor by ShoreBank pursuant to that certain Assignment of Interest under Mortgage and Assignment of Rents dated July 9, 2009 and recorded with the Cook County, Illinois Recorder of Deeds (the "Recorder") on July 9, 2009 as document no. 0919045146 (collectively, the "Assignment of Rents") encumbering the real property commonly known as 5623 S. Elizabeth, Chicago, Illinois 60636 and legally described on Exhibit A attached hereto and made a part hereof;

Box 400-CTCC

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TOGETHER WITH all of Assignor's right, title and interest in and to all notes and contracts described or referred to in the Mortgage and/or the Assignment of Rents, all guarantees of the Mortgage and/or the Assignment of Rents, all assumptions of the Mortgage and/or the Assignment of Rents, the money due and to become due thereon with interest and all contract rights accrued or to accrue under the Mortgage and/or the Assignment of Rents.

This Assignment of Interest Under Mortgage and Assignment of Rents (this "Assignment") will be binding on and inure to the benefit of Assignor and Assignee and their respective successors and assigns.


This Assignment is made without recourse to or any representation or warranty by, Assignor, except as expressly set forth in the Loan Purchase and Sale Agreement of even date herewith by and between Assignor and Assignee.

Dated as of September 23, 2009.

ASSIGNOR:

Pangea Ventures LLC, Series L

By:


Name: Albert Goldstein
Title: Manager

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EXHIBIT A LEGAL DESCRIPTION

LOT 278 IN 55TH STREET IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP
38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

Common Address: 5623 S. Elizabeth, Chicago, IL 60636

P.I.N. 20-17-115-010-0000

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