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This document prepared by:
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Doc#: 1030231029 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2010 12:01 PM Pg: 1 of 5

After recording return to:
Baker & Daniels LLP
311 S. Wacker Drive, Suite 4400
Chicago, IL 60606
Attn: Samuel A. Lichtenfeld

ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF ASSIGNMENT OF RENTS

This Assignment of Mortgage and Assignment of Assignment of Rents ("Assignment") is made this 25 day of October, 2010, from BVSEF II WALTON, LLC, a Delaware limited liability company (the "Seller"), having an address of 111 South Wacker Drive Suite 3300, Chicago, Illinois 60606 to WALTON STREET HOLDINGS, LLC, a Delaware limited liability company (the "Buyer"), having an address of 11 East Walton, Chicago, Illinois 60611.

RECITALS:

- A. Seller is the owner, as successor in interest to Strategic Capital Bank, of the documents described on Exhibit A attached hereto (the "Mortgage Documents"), which documents, among others, secure certain loans (collectively, the "Loan") originally made by Strategic Capital Bank to Ten East Walton, LLC (the "Borrower") in the original aggregate principal amount of \$6,000,000.
- B. Pursuant to that certain Loan Transfer Agreement, dated as of October 25, 2010, between Seller and Buyer (the "Loan Transfer Agreement"), Buyer has offered to accept from Seller, and Seller has agreed to assign and convey all of Seller's right, title and interest in, to and under the Loan and the Collateral Documents (as defined in the Loan Transfer Agreement), which include, without limitation, the Mortgage Documents, upon the terms and subject to the terms and conditions contained in the Loan Transfer Agreement.

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SELLER HEREBY AGREES that for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Seller does hereby assign, transfer and set over unto Buyer all of Seller's right, title and interest in, to and under the Mortgage Documents. This Assignment is being delivered pursuant to and is subject to the terms of the Loan Transfer Agreement.

By accepting or recording this Assignment, Buyer agrees on behalf of itself and its successors and assigns, that said sale, transfer, assignment, conveyance and setting over the Mortgage Documents is WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, except as specifically set forth in the Loan Transfer Agreement.

[Signature Page Follows]

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IN WITNESS WHEREOF, Seller has executed this Assignment as of the day and year first above-written.

BVSEF II WALTON, LLC,
a Delaware limited liability company

By: *Peter Stelian*

Name: Peter Stelian

Title: Authorized Signer

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I Linda Piper, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Stelian, Authorized Signer of BVSEF II WALTON, LLC is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25 day of October, 2010

Linda Piper
Notary Public



My Commission Expires:
3/24/2011

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EXHIBIT A to ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF

ASSIGNMENT OF RENTS

Mortgage executed by Borrower in favor of Strategic Capital Bank, encumbering the property legally described therein and on Exhibit B attached hereto ("Mortgaged Property"), which Mortgage was recorded with the Cook County, Illinois Recorder as Document Number 0810731043 on April 16, 2008.

Assignment of Rents executed by Borrower in favor of Strategic Capital Bank, and encumbering the Mortgaged Property which was recorded with the Cook County, Illinois Recorder as Document Number 0810731044 on April 16, 2008.

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EXHIBIT B TO ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF

ASSIGNMENT OF RENTS

Real Property Legal Description

Parcel 1:

THE EAST 27 FEET AND 4 INCHES OF THE SOUTH 40 2/10 FEET OF LOT 3 IN ROSSKOPF AND OTHERS SUBDIVISION OF THE SOUTH ½ OF BLOCK 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL ½ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE WEST 16 FEET OF LOT 4 IN ROSSKOPF'S SUBDIVISION OF THE SOUTH ½ OF BLOCK 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL ½ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Property or its address is commonly known as 8-10 East Walton Street, Chicago, IL 60611

The Property tax identification number is 17-03-206-006-0000; 17-03-206-007-0000.