

86456122

ASSIGNMENT OF LOAN DOCUMENTS

THIS ASSIGNMENT OF LOAN DOCUMENTS is made this 1st day of October, 1986, by HELLER FINANCIAL, INC., a Delaware corporation, as successor by merger to ABACUS MORTGAGE INVESTMENT COMPANY, a Delaware corporation ("Assignor"), to FOCUS REAL ESTATE FINANCE CO., a Delaware corporation ("Assignee").

In consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, Assignor does hereby sell, assign, transfer and set over to Assignee all of Assignor's right, title and interest in and under the following:

1. That certain Mortgage, Security Agreement and Financing Statement dated October 14, 1983, encumbering the premises described on Exhibit "A" hereto (the "Mortgage") which Mortgage was recorded in the office of the Recorder of Deeds of Cook County, Illinois (the "Recorder") on October 14, 1983 as Document 26822093 and filed in the office of the Registrar of Titles for Cook County, Illinois (the "Registrar") on October 14, 1983, as LR 3335411, and assigned to Abacus Mortgage Investment Company, by instrument recorded and filed on October 14, 1983 as Document 26822095 and LR 3335413.

2. That certain Leasehold Mortgage, Security Agreement and Financing Statement dated October 14, 1983, encumbering the premises described on Exhibit "A" hereto (the "Leasehold Mortgage") which Leasehold Mortgage was recorded in the office of the Recorder of Deeds of Cook County, Illinois (the "Recorder") on October 14, 1983 as Document 26822092, and assigned to Abacus Mortgage Investment Company, by instrument recorded on October 14, 1983, as Document 26822095.

3. That certain Assignment of Rents and Leases dated October 14, 1983, encumbering the premises described on Exhibit "A" hereto (the "Assignment of Rents") which Assignment of Rents was recorded in the office of the Recorder on October 14, 1983, as Document 26822094 and filed in the office of the Registrar on October 14, 1983, as LR 3335412, and assigned to Abacus Mortgage Investment Company, by instrument recorded and filed on October 14, 1983, as Document 26822095 and LR 3335413.

4. The Note described in the Mortgage, Leasehold Mortgage and Assignment of Rents, and the moneys due and to become due thereunder, together with all of Assignor's right, title and interest in, to and under the documents and instruments listed on Exhibit B attached hereto and made a part hereof.

This Assignment is without recourse and without any warranty except as expressly provided in a certain Purchase, Assignment and Modification Agreement among Assignor and Assignee and others, dated September 30, 1986.

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

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed this 1st day of October, 1986.

HELLER FINANCIAL, INC., as successor by merger to ABACUS MORTGAGE INVESTMENT COMPANY

ATTEST:

Anthony B. Finaro  
Accountant, Secretary

By: Thomas A. Jankel  
Its Vice-President

STATE OF ILLINOIS )  
                          ) SS.  
COUNTY OF COOK )

I HEREBY CERTIFY that on this 1st day of October 1986, before me personally appeared Thomas A. Jankel Vice President of Heller Financial, Inc., a corporation under the laws of the State of Delaware to me known to be the person who signed the foregoing instrument as such officer and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Chicago, in the County of Cook and State of Illinois, the day and year last aforesaid.

Kenneth L. Combs  
Notary Public

(NOTARY SEAL)

My Commission Expires: 12/4/89

Mail to \* prepared by: Stephen Goodman  
Schwartz & Freeman  
401 N. Michigan  
Suite 3400  
Chicago IL 60611

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## EXHIBIT A

### Legal Description of the Premises

#### PARCEL 1 (CHICAGO AND ASHLAND):

THE WEST 2 FEET 4 3/8 INCHES OF LOT 4, ALL OF LOTS 5 THROUGH 15, BOTH INCLUSIVE, ALL IN HAMILTON'S SUBDIVISION OF BLOCK 1, IN CANAL TRUSTEES' SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND ALSO THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH OF AND ADJACENT TO LOTS 5 THROUGH 10, BOTH INCLUSIVE, IN HAMILTON'S SUBDIVISION OF BLOCK 1 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 2 (47TH AND ASHLAND):

LOTS 1 TO 5, BOTH INCLUSIVE, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING SOUTH ASHLAND AVENUE); LOT 43 (EXCEPT THAT PART OF SAID LOT 43 DEDICATED FOR AN ALLEY BY DOCUMENT NUMBER 5610414); LOTS 44 TO 47, BOTH INCLUSIVE, AND 16 FOOT STRIP FORMERLY ALLEY AND NOW VACATED LYING WEST OF AND ADJOINING SAID LOTS 1, 2 AND 3, ALL IN BLOCK 1 IN BERGER AND JACOB'S SUBDIVISION OF BLOCK 9 IN STONE AND WHITNEY'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6 AND THE NORTH 1/2 AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL THAT PART OF THE NORTH AND SOUTH ALLEY BEING PART OF SAID LOT 43 AS DEDICATED AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON APRIL 12, 1905 AS DOCUMENT NUMBER 5610414 TOGETHER WITH THAT PART OF THE NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 4 AND 5 AND LYING EAST OF AND ADJOINING THE EAST LINE OF ORIGINAL LOT 43 AND LYING NORTH OF AND ADJOINING A LINE DRAWN FROM THE SOUTH WEST CORNER OF LOT 5 TO THE SOUTH EAST CORNER OF ORIGINAL LOT 43, ALL IN BLOCK 1 OF BERGER AND JACOB'S SUBDIVISION AFOREMENTIONED, IN COOK COUNTY, ILLINOIS

#### PARCEL 3 (26TH AND SPAULDING):

LOTS 1 THROUGH 11, BOTH INCLUSIVE, IN BLOCK 1 OF FINBERG'S 26TH STREET SUBDIVISION, BEING A SUBDIVISION OF BLOCK 2 IN STEELE HEIR'S SUBDIVISION OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 4 (91ST AND COMMERCIAL):

LOTS 1 THROUGH 8, BOTH INCLUSIVE, IN BLOCK 71 IN SOUTH CHICAGO, BEING A SUBDIVISION BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL HALF OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Together with all buildings and improvements located on any of the foregoing.

19-34-100-004-005 (OTA) P1  
~~17-07-203-008-010~~  
20-07-207-001-002 (P2)  
26-06-402-003-008 (P3)  
16-26405-001-008 (P4)

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EXHIBIT "A"

## PARCEL 1 (SCOTTSDALE)

1. THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT EXECUTED BY SCOTT CONSTRUCTION COMPANY, INC., A CORPORATION OF ILLINOIS, LESSOR, TO LYNN REALTY COMPANY, A CORPORATION OF ILLINOIS, AS LESSEE, AS DISCLOSED BY MEMORANDUM OF LEASE DATED MAY 4, 1954, RECORDED JULY 26, 1954 AS DOCUMENT NUMBER 15-970-057, AS AMENDED FROM TIME TO TIME, DEMISING PARCEL A FOR A TERM OF YEARS BEGINNING OCTOBER 19, 1955 AND ENDING ON JANUARY 31, 1986.
2. THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT EXECUTED BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT KNOWN AS TRUST NUMBER 16786, LESSOR, AND GOLDBLATT BROS., INC., LESSEE, DATED JULY 24, 1969 DEMISING PARCEL B FOR A TERM OF YEARS ENDING JANUARY 25, 1986.
3. THE LEASEHOLD ESTATE CREATED BY THE INSTRUMENT EXECUTED BY EXCHANGE NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT KNOWN AS TRUST NUMBER 36180, LESSOR, AND GOLDBLATT BROS., INC., LESSEE, DATED AUGUST 31, 1982 AS AMENDED BY AMENDMENT TO LEASE DATED SEPTEMBER 1, 1983 DEMISING PARCEL C FOR A TERM OF YEARS ENDING JANUARY 30, 1986.

## PARCEL A:

THAT PART OF LOT 'A' IN SCOTTSDALE, FOURTH ADDITION BEING RAYMOND L. LUTGERT'S RESUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT 'A' BEING ALSO THE NORTH LINE OF WEST 81ST STREET, 141.00 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 'A'; AND RUNNING THENCE NORTH ALONG A STRAIGHT LINE, BEING THE WEST FACE OF AN EXISTING ONE STORY BRICK BUILDING, A DISTANCE OF 234.56 FEET, TO A NORTHWESTERLY CORNER OF SAID BUILDING; THENCE NORTHEASTWARDLY ALONG THE NORTHWESTERLY FACE OF SAID BUILDING AND ALONG THE NORTHWESTERLY FACE OF AN ADJOINING ONE STORY BRICK BUILDING, BEING A STRAIGHT LINE FORMING AN ANGLE OF 43 DEGREES, 59 MINUTES 55 SECONDS, FROM NORTH TO NORTH EAST, WITH THE PROLONGATION OF LAST DESCRIBED COURSE, A DISTANCE OF 419.39 FEET TO THE SOUTHWESTERLY FACE OF A BRICK WALL, BEING THE POINT OF BEGINNING FOR THAT PART OF LOT 'A' HEREINAFTER DESCRIBED; THENCE CONTINUING NORTHEASTWARDLY ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 75.12 FEET TO THE SOUTHWESTERLY FACE OF A TWO STORY BRICK BUILDING; THENCE NORTHWESTWARDLY ALONG SAID SOUTHWESTERLY FACE, BEING A STRAIGHT LINE WHICH FORMS AN ANGLE OF 78 DEGREES 00 MINUTES 56 SECONDS FROM NORTH EAST TO NORTH WEST WITH A PROLONGATION OF LAST DESCRIBED COURSE, A DISTANCE OF 77.54 FEET; THENCE NORTHERLY ALONG THE WESTERLY FACE OF SAID BUILDING, BEING HERE THE ARC OF A CIRCLE CONVEX TO THE WEST, TANGENT TO LAST DESCRIBED COURSE AND HAVING A RADIUS OF 18.00 FEET, A DISTANCE OF 28.27 FEET, TO A POINT ON THE NORTHWESTERLY FACE OF SAID TWO STORY BRICK BUILDING; THENCE NORTHEASTWARDLY ALONG SAID NORTHWESTERLY FACE OF SAID BUILDING, BEING A STRAIGHT LINE, PERPENDICULAR TO THE AFORESAID SOUTHWESTERLY FACE, A DISTANCE OF 77.51 FEET, TO THE SOUTHWESTERLY FACE OF AN ADJOINING ONE STORY BRICK BUILDING; THENCE NORTHWESTWARDLY ALONG SAID SOUTHWESTERLY FACE OF THE ONE STORY BRICK BUILDING AND ALONG ITS EXTENSION THEREOF, WHICH FORMS AN ANGLE OF 77 DEGREES 59 MINUTES 04 SECONDS FROM NORTH EAST TO NORTH WEST WITH A PROLONGATION OF LAST DESCRIBED COURSE, A DISTANCE OF 74.93 FEET; THENCE NORTHEASTWARDLY ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE, BEING THE NORTHERLY FACE AND SAID NORTHERLY FACE EXTENDED WESTERLY OF SAID ONE STORY BRICK BUILDING, A DISTANCE OF 202.34 FEET TO THE MOST NORTHERLY CORNER OF SAID BUILDING; THENCE SOUTHEASTWARDLY ALONG THE NORTHEASTERLY FACE OF SAID ONE STORY BRICK BUILDING WHICH FORMS AN ANGLE OF 102 DEGREES 00 MINUTES, 56 SECONDS

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FROM SOUTH WEST TO SOUTH EAST WITH SAID NORTHERLY FACE, A DISTANCE OF 31.18 FEET TO THE NORTHWESTERLY FACE OF THE AFOREMENTIONED TWO STORY BRICK BUILDING; THENCE NORTHEASTWARDLY ALONG THE NORTHWESTERLY FACE OF SAID TWO STORY BRICK BUILDING, PERPENDICULAR TO SAID LAST DESCRIBED COURSE, A DISTANCE OF 5.05 FEET TO THE MOST NORTHERLY CORNER OF SAID TWO STORY BRICK BUILDING; THENCE SOUTHEASTWARDLY ALONG THE NORTHEASTERLY FACE OF SAID TWO STORY BRICK BUILDING, PERPENDICULAR TO THE AFORESAID NORTHWESTERLY FACE OF SAID BUILDING, A DISTANCE OF 95.53 FEET TO THE NORTHWESTERLY FACE OF A BRICK WALL TO THE ADJOINING ONE STORY BRICK BUILDING; THENCE NORTHEASTWARDLY ALONG THE NORTHWESTERLY FACE OF SAID BRICK WALL, PERPENDICULAR TO LAST DESCRIBED COURSE, A DISTANCE OF 12.96 FEET TO THE MOST NORTHERLY CORNER OF SAID ONE STORY BRICK BUILDING; THENCE SOUTHEASTWARDLY ALONG THE NORTHEASTERLY FACE OF SAID ONE STORY BRICK BUILDING, PERPENDICULAR TO SAID NORTHWESTERLY FACE, A DISTANCE OF 65.36 FEET; THENCE SOUTHWARDLY ALONG THE EASTERLY FACE OF SAID BUILDING, BEING HERE THE ARC OF A CIRCLE, CONVEX TO THE EAST TANGENT TO LAST DESCRIBED COURSE, AND HAVING A RADIUS OF 20.50 FEET, A DISTANCE OF 24.84 FEET; TO A POINT ON THE SOUTHEASTERLY FACE OF SAID BUILDING; THENCE SOUTHWESTWARDLY ALONG THE SOUTHEASTERLY FACE OF SAID ONE STORY BRICK BUILDING, BEING A STRAIGHT LINE WHICH FORMS AN ANGLE OF 59 DEGREES, 24 MINUTES, 44 SECONDS FROM SOUTH EAST TO SOUTH WEST WITH THE AFORESAID EASTERLY FACE, A DISTANCE OF 55.19 FEET; THENCE WESTWARDLY ALONG THE SOUTHERLY FACE OF SAID ONE STORY BRICK BUILDING, BEING HERE THE ARC OF A CIRCLE TANGENT TO LAST DESCRIBED COURSE, HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 28.54 FEET TO A POINT ON A SOUTHWESTERLY FACE OF SAID BUILDING; THENCE NORTHWESTWARDLY ALONG SAID SOUTHWESTERLY FACE WHICH FORMS AN ANGLE OF 114 DEGREES 24 MINUTES 58 SECONDS FROM NORTH EAST TO NORTH WEST WITH LAST DESCRIBED COURSE, A DISTANCE OF 41.62 FEET TO A SOUTHEASTERLY FACE OF SAID BUILDING; THENCE SOUTHWARDLY ALONG SAID SOUTHEASTERLY FACE, PERPENDICULAR TO LAST DESCRIBED COURSE, A DISTANCE OF 114.08 FEET TO A CORNER IN SAID SOUTHEASTERLY FACE OF THE ONE STORY BRICK BUILDING; THENCE SOUTHWESTWARDLY ALONG SAID SOUTHEASTERLY FACE, FORMING AN ANGLE OF 45 DEGREES, 00 MINUTES, 14 SECONDS FROM SOUTH TO SOUTH WEST WITH LAST DESCRIBED COURSE A DISTANCE OF 29.03 FEET TO THE NORTHEASTERLY FACE OF A BRICK WALL TO THE AFOREMENTIONED TWO STORY BRICK BUILDING; THENCE SOUTHEASTWARDLY ALONG THE NORTHEASTERLY FACE OF SAID BRICK WALL, PERPENDICULAR TO LAST DESCRIBED COURSE, A DISTANCE OF 1 FOOT TO THE SOUTHEASTERLY CORNER OF SAID TWO STORY BRICK BUILDING; THENCE SOUTHWESTWARDLY ALONG THE SOUTHEASTERLY FACE OF SAID BUILDING, PERPENDICULAR TO LAST DESCRIBED COURSE, A DISTANCE OF 96.50 FEET TO THE MOST SOUTHERLY CORNER OF SAID TWO STORY BRICK BUILDING; THENCE NORTHWESTWARDLY ALONG THE SOUTHWESTERLY FACE OF SAID BUILDING, PERPENDICULAR TO SAID SOUTHEASTERLY FACE, A DISTANCE OF 7.38 FEET TO THE SOUTHEASTERLY FACE OF THE ADJOINING ONE STORY BRICK BUILDING; THENCE SOUTHWESTWARDLY ALONG SAID SOUTHEASTERLY FACE OF THE ONE STORY BRICK BUILDING, WHICH FORMS AN ANGLE OF 78 DEGREES 00 MINUTES, 56 SECONDS FROM SOUTH EAST TO SOUTH WEST WITH LAST DESCRIBED COURSE, A DISTANCE OF 45.59 FEET TO THE SOUTHWESTERLY FACE OF A BRICK WALL TO SAID ONE STORY BRICK BUILDING, AND THENCE NORTHWESTWARDLY ALONG SAID SOUTHWESTERLY FACE OF THE BRICK WALL, PERPENDICULAR TO LAST DESCRIBED COURSE, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART LYING ABOVE THE HORIZONTAL PLANE AT THE UPPER SURFACE OF THE GROUND FLOOR OF THE ONE STORY BRICK BUILDING ADJOINING THE NORTHWESTERLY FACE OF THE AFORESAID TWO STORY BRICK BUILDING, WHICH PART IS BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY FACE OF SAID TWO STORY BRICK BUILDING WITH THE SOUTHWESTERLY FACE OF SAID ONE STORY BRICK BUILDING; AND RUNNING THENCE NORTHWESTWARDLY ALONG SAID SOUTHWESTERLY FACE OF THE ONE STORY BRICK BUILDING AND ALONG ITS EXTENSION THEREOF, WHICH FORMS AN ANGLE OF 77 DEGREES, 59 MINUTES 04 SECONDS FROM NORTH EAST TO NORTH WEST WITH SAID NORTHWESTERLY FACE OF THE TWO STORY BRICK BUILDING, A DISTANCE OF 74.93 FEET; THENCE NORTHEASTWARDLY ALONG A LINE PERPENDICULAR TO LAST DESCRIBED COURSE, BEING THE NORTHERLY FACE AND SAID NORTHERLY FACE EXTENDED WESTERLY OF SAID ONE STORY BRICK BUILDING, A DISTANCE OF 158.73 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE PERPENDICULAR TO SAID LAST DESCRIBED COURSE, BEING THE EASTERLY FACE OF AN INTERIOR WALL IN SAID ONE STORY BRICK BUILDING, A DISTANCE OF 18.05 FEET; THENCE CONTINUING ALONG SAID INTERIOR WALL BEING STRAIGHT LINES PARALLEL WITH AND PERPENDICULAR TO THE NORTHWESTERLY FACE OF SAID ONE STORY BRICK BUILDING, THE FOLLOWING COURSES AND DISTANCES, RESPECTIVELY; SOUTHWESTWARDLY 15.13 FEET; SOUTHEASTWARDLY 10.20 FEET; SOUTHWESTWARDLY 6.00 FEET; SOUTHEASTWARDLY 17.41 FEET TO THE NORTHWESTERLY FACE OF AFORESAID TWO STORY BRICK BUILDING, AND THENCE SOUTHWESTWARDLY ALONG SAID NORTHWESTERLY FACE OF THE TWO STORY BRICK BUILDING, A DISTANCE OF 140.66 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL B:

THAT PART OF LOT 'A' IN SCOTTSDALE, FOURTH ADDITION, BEING RAYMOND L. LUTGERT'S RESUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID LOT "A", BEING ALSO THE NORTH LINE OF WEST 81ST STREET, 145.00 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 'A' AND RUNNING; THENCE NORTH ALONG A STRAIGHT LINE, BEING THE WEST FACE OF AN EXISTING ONE STORY BRICK BUILDING, A DISTANCE OF 234.56 FEET, TO A NORTHWESTERLY CORNER OF SAID BUILDING; THENCE NORTHEASTWARDLY ALONG THE NORTHWESTERLY FACE OF SAID BUILDING AND ALONG THE NORTHWESTERLY FACE OF AN ADJOINING ONE STORY BRICK BUILDING, BEING A STRAIGHT LINE FORMING AN ANGLE OF 43 DEGREES, 59 MINUTES, 55 SECONDS, FROM NORTH TO NORTH EAST, WITH THE PROLONGATION OF LAST DESCRIBED COURSE, A DISTANCE OF 393.37 FEET; THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, PERPENDICULAR TO LAST DESCRIBED COURSE, A DISTANCE OF 33.20 FEET TO THE POINT OF BEGINNING FOR THAT PART OF LOT 'A' HEREINAFTER DESCRIBED; THENCE CONTINUING NORTHWESTWARDLY ALONG SAID LAST DESCRIBED STRAIGHT LINE, BEING THE SOUTHWESTERLY FACE OF AN EXISTING ONE STORY BRICK BUILDING A DISTANCE OF 50.40 FEET, TO THE MOST WESTERLY CORNER OF SAID BUILDING; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, PERPENDICULAR TO LAST DESCRIBED COURSE, A DISTANCE OF 79.66 FEET; THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE PERPENDICULAR TO LAST DESCRIBED COURSE AND BEING THE NORTHEASTERLY FACE OF SAID ONE STORY BRICK BUILDING, A DISTANCE OF 50.40 FEET TO THE MOST EASTERLY CORNER OF SAID BUILDING AND; THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, PERPENDICULAR TO LAST DESCRIBED LINE, A DISTANCE OF 79.66 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS;

PARCEL C:

THAT PART OF LOT 'A' IN SCOTTSDALE, FOURTH ADDITION, BEING RAYMOND L. LUTGERT'S RESUBDIVISION IN THE NORTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 'A' BEING ALSO THE NORTH LINE OF WEST 81ST STREET, 99.00 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 'A' AND RUNNING; THENCE WEST ALONG SAID SOUTH LINE OF LOT 'A', A DISTANCE OF 46.00 FEET; THENCE NORTH ALONG A STRAIGHT LINE, BEING THE WEST FACE OF AN EXISTING ONE STORY BRICK BUILDING, A DISTANCE OF 91.58 FEET; THENCE EAST ON A STRAIGHT LINE, PERPENDICULAR TO SAID LAST DESCRIBED COURSE, ALONG THE SOUTH FACE OF AN INTERIOR WALL TO SAID ONE STORY BRICK BUILDING, A DISTANCE OF 46.00 FEET; AND THENCE SOUTH ALONG A STRAIGHT LINE, PERPENDICULAR TO LAST DESCRIBED COURSE, A DISTANCE OF 91.70 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

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## EXHIBIT B

### Other Loan Documents Assigned

1. Guaranty of Promissory Note executed by The Jupiter Corporation ("Jupiter") in favor of Abacus Mortgage Investment Company ("Abacus");
2. Commitment Fee Agreement executed by J. G. Investments, Inc. ("JG") in favor of Abacus;
3. Guarantee of Commitment Fee Agreement executed by Jupiter in favor of Abacus;
4. Pledge Agreement between Jupiter as Pledgor and Abacus as Pledgee pledging to Abacus the shares of stock identified in (5) below;
5. Abacus' interest in 2,752,773 shares of Goldblatt Bros. Common Stock;
6. Pledge Agreement between Goldblatt Bros., Inc. as Pledgor and J G as Pledgee and assigned to Abacus by Pledgee, pledging to Abacus the shares of stock identified in (7) below;
7. Abacus' interest in 1,000 shares of G. B. I. Belmont Central Common Stock;
8. ALTA Title Policy issued by Chicago Title Insurance Company as Policy Number 69-03-383 dated October 14, 1983;
9. ALTA Leasehold Title Policy issued by Chicago Title Insurance Company as Policy Number 69-03-388 dated October 14, 1983;
- ~~10. Duplicate Mortgagee's Certificate of Torrens Title to Lots 6, 7 and 8 for 91st and Commercial Property as to the land owned by Goldblatt Subsidiary, Inc.~~
- ~~11. Duplicate Mortgagee's Certificate of Torrens Title to Lots 6, 7 and 8 as to the improvements owned by Goldblatt Bros., Inc. at 91st and Commercial Avenues.~~
12. Subordination Agreement, dated October 14, 1986, by Goldblatt Bros., Inc. to Abacus Mortgage Investment Company, recorded with the Recorder of Deeds of Cook County, Illinois as Document No. 26822466, and filed with the Registrar of Titles of Cook County, Illinois, as LR 3335414.
13. All rights, title and interest of Abacus in and to any documents, interest, property or security evidencing or securing the \$3,000,000 Loan made by JG to Goldblatt (now J. G. Industries, Inc.) assigned

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DEPT-01 RECORDING

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