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KNOW ALL MEN BY THESE PRESENTS, THAT the Assignor,

Charles and Josephine Moolay, his wife

of the City of Chicago County of Cook and State of Illinois, in consideration of One Dollar (\$1) and other valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto the Assignee,

Eckland Corporation
of the City of Markham County of Cook and State of Illinois, his executors,

administrators and assigns, all the avails, rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or any agreement for the use or occupancy of any part of the premises hereinafter described, which may have been heretofore or may be hereafter made or agreed to, or which may be made or agreed to by the Assignee under the power herein granted, it being the intention to hereby establish an absolute transfer and assignment of all such leases and agreements and all the avails thereunder unto the Assignee and especially those certain leases and agreements now existing as follows, to-wit:

DATE OF LEASE	LESSEE	TERM	MONTHLY RENT
February 15, 1985	Organon, Inc.	five yrs	\$1,1625.00
July 1, 1985	Midlothian News Agency	five yrs	\$1750.00

such rent being payable monthly in advance with respect to the premises described as follows, to-wit:

Lot 26 and the East 50 feet of Lot 27 in Oak Forest Industrial Park unit number 3, being a subdivision of Part of the southeast fractional 1/4 south of the Indian Boundary Line of section 22, Township 36 north, range 13 east of the third principal meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 28-22-425-027-0000 and 28-22-425-028

Address(es) of premises: 4312-14 W. 166th Oak Forest, Illinois

and the Assignor hereby irrevocably appoints the Assignee as his true and lawful attorney to collect all of said avails, rents, issues and profits arising or accruing at any time hereafter, and all now due or that may hereafter become due under each and every the leases or agreements, written or verbal, existing or to hereafter exist, for said premises, and to use such measures, legal or equitable, as in his discretion may be deemed proper or necessary to enforce the payment, or the security of such avails, rents, issues and profits, or to secure and maintain possession of said premises or any portion thereof and to fill any and all vacancies, and to rent, lease or let any portion of said premises to any party or parties at his discretion, hereby granting full power and authority to exercise each and every the rights, privileges and powers herein granted at any and all times hereafter without notice to the Assignor, and further, with power to use and apply said avails, issues and profits to the payment of any indebtedness or liability of the Assignor to the Assignee, due or to become due, or that may hereafter be contracted, and also to the payment of all expenses and the care and management of said premises, including taxes and assessments, and the interest on incumbrances, if any, which may in said attorney's judgment be deemed proper and advisable, hereby ratifying all that said attorney may do by virtue hereof. Said assignment to be exercised only upon a breach of the covenants and conditions set forth in the mortgage of even date herewith.

Charles Moolay

(SEAL)

Josephine Moolay

(SEAL)

STATE OF Illinois

County of Cook

Certify that Charles Moolay and Josephine Moolay personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 27 day of December, 1986.

Linda J. Rose
Notary Public

This instrument was prepared by Jaros Tittle O'Boole 69 W. Washington Chicago, IL.

(NAME AND ADDRESS)

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Above Space For Recorder's Use Only

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