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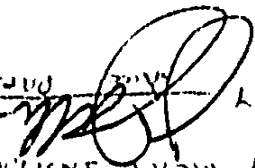
87661508

Property of Cook County Clerk's Office

BOX 333-CG

Mail to:
Stuart T. Edelstein
Marovitz & Edelstein
180 N. LaSalle Street
Suite 1601
Chicago IL 60601

Prepared by:
James E. Matark
Much Situt Fred
200 N. LaSalle
Suite 2100
Chicago IL 60601

by 

RICHARD J. NEYER, as Trustee
under Trident Investment
Management, Inc., Moyer
Investment Properties, Inc. and
Public Pension Fund-I-1983
by Moyer Investment Properties, Inc.

ASSIGNMENT

We acknowledge this Assignment as of November 1st, 1987,
agree to assume the obligation of Assignor as Landlord under the
leases and agree to be bound by terms of the leases.

Acceptance

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LEASE NAME: ESTATE BANK
 SECURITY DEPOSIT: \$17,000
 ADDRESS: 1000 N. 10TH ST.
 CHICAGO, IL 60610

PROVISIONS:
 NOTES: CAP: \$17,000 SQUARE FEET
 1/2% & 1/4% 60,000 SQUARE FEET

LEASE DATE	LEASEE NAME	BUSINESS NAME	SQ. FT.	INITIAL TERM	SECURITY DEPOSIT	MONTHLY BASE RENT	TERMINATION DATE	SECURITY DEPOSIT	EXPIRES	REMARKS
6/17/85	Belvoir Corporation	Conley's Restaurant	5,567	10 years	2,392.51	\$1,524.82	11/30/95	2,392.51	None	Two 5 yr periods 1st = \$2,539.20 2nd = \$2,724.88
8/25/85	Dr. Sivas Medical Center	Immediate Care	2,284	10 years	2,859.00	\$2,272.77	8/31/95	2,859.00	None	10 years begins \$2,702.25
7/15/84	Temp. Corporation	Quest Staff	2,478	10 years	2,389.00	\$1,643.46	11/30/95	2,389.00	None	10 years
5/22/84	Star Service, Inc.	Business Stores	2,478	10 years	2,308.00	\$1,646.67	10/31/95	2,308.00	None	Two 5 yr periods 1st = \$2,367.88 2nd = \$2,572.92
5/18/85	Star Eye Care	Argonne Store	2,125	3 years	2,822.00	\$2,822.00	11/30/88	2,822.00	None	3 years \$2,776.84
6/24/85	Way & Lee	Beauty Supplies	3,238	10 years	3,587.00	\$2,295.15	12/31/95	3,587.00	None	None
6/6/85	Ann Marie	Business Supplies	1,394	10 years	2,822.00	\$1,200.00	11/30/95	2,822.00	None	None
5/14/86	Conover Tire & Rubber Co.	Goodyear Tire	5,332	15 years	4,257.00	\$3,920.00	11/30/2000	4,257.00	None	(3) 5 yr periods 1st = \$4,658.88
5/22/85	Star, Inc.	Auto Funds	10,980	10 years	10,594.00	\$7,862.88	10/31/95	10,594.00	None	Ten Years \$7,272.88
6/23/84	Star Mktg. East Corp.	Teal Mktg	4,888	10 years	5,627.00	\$3,753.00	09/30/95	5,627.00	None	Two 5 yr periods 1st = \$4,258.88 2nd = \$4,588.88
7/29/85	Star Mktg. East Corp.	Star Mktg	5,885	10 years	4,677.00	\$3,545.28	10/31/95	4,677.00	None	(3) 5 yr periods 1st = \$4,687.25 2nd = \$5,392.68 3rd = \$6,137.58
8/25/85	Star Mktg. East Corp.	Star Mktg	5,885	10 years	3,475.00	\$1,945.34	10/31/95	3,475.00	None	One 2 yr. option \$2,548.88
5/14/86	Star Mktg. East Corp.	Star Mktg	5,885	10 years	4,912.00	\$3,598.88	11/30/95	4,912.00	None	Two 5 yr periods 1st = \$5,258.88 2nd = \$5,588.88

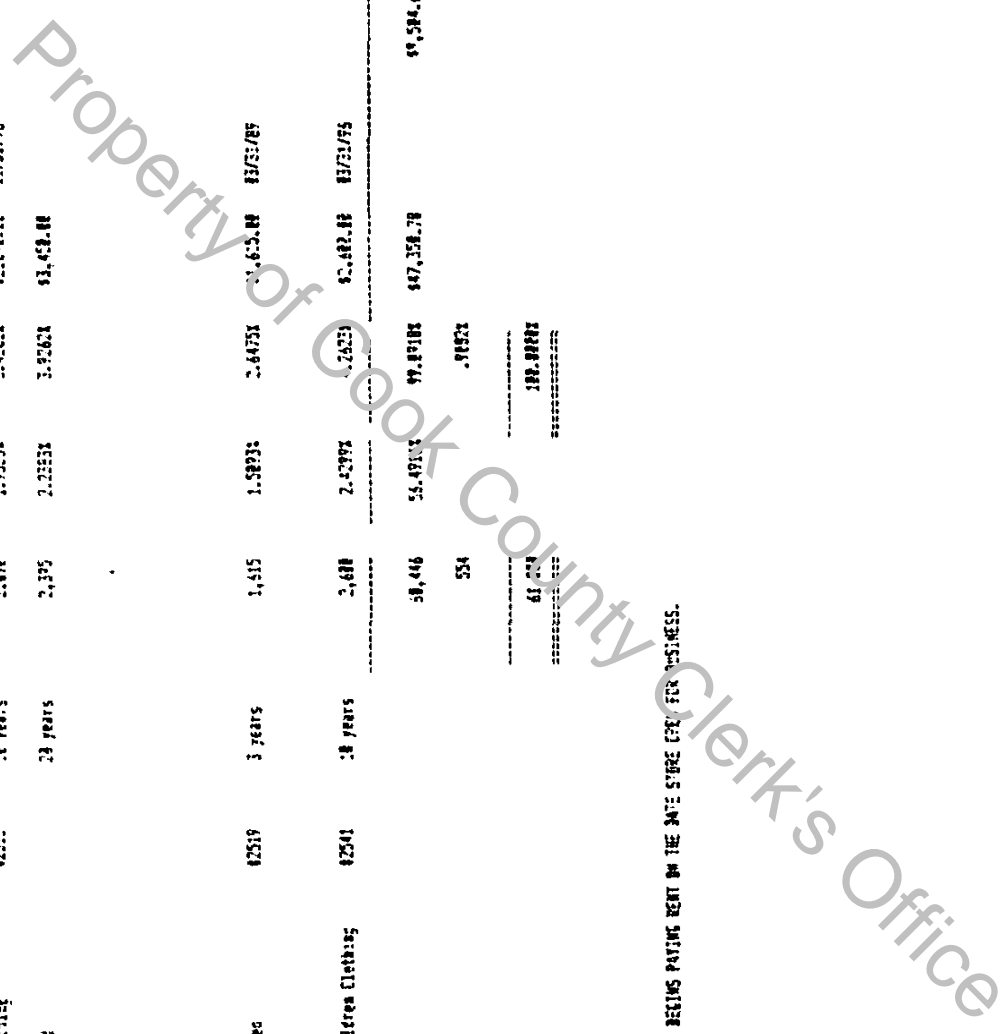
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Date	Description	Account	Years	Amount	Rate	Start Date	End Date	Total
12/26/85	Acc J. Ace	82501	3 years	3,800	2.8837%	4,918.88	01/31/89	81,589.88
12/26/85	George C. Ac	82511	3 years	2,800	3.9533%	3,424.21	01/31/86	62,752.88
07/7/87	Burger King Corp. (1)		23 years	2,375	2.2253%	3,326.71		62,458.33
								1-5 = 63,452.88 6-12 = 63,982.88 13-15 = 64,352.88 16-20 = 64,982.88 2-5 yr periods 21-25 = 65,262.75 26-30 = 65,817.66
2/28/86	Art & Grace Segate Bus & Auto Vargas	82519	3 years	1,415	1.5893%	2,647.51	03/31/89	69,749.59
3/31/86	Kids Mart	82541	38 years	2,400	2.4299%	3,262.31	03/31/95	62,482.88
								1-3 yr. period 1st = 61,749.59 1-3 = 62,482.88 4-7 = 62,816.66 8-10 = 63,031.33

TOTALS	58,446	55.491%	99,891.88	647,358.78	69,584.66
UTILITY ROP*	554		.91821		
GRAND TOTAL	58,999		100,810		

NOTE: (1) BUNGER KING CORP. LEASE BEING PAID BY THE DATE STORE CEO FOR BUSINESS.

FILE NAME: CONTACT.DAT



BLOCK 2 OF S. J. WALKER'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPTING THEREFROM PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF WALKER'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED FEBRUARY 11, 1871 IN BOOK 172 OF PLATS PAGE 94, SAID POINT BEING 25.00 FEET WEST OF THE WEST LINE OF THE TRACT OF LAND CONVEYED BY GEORGE S. ROBBINS AND WIFE TO THE CHICAGO AND GREAT EASTERN RAILWAY COMPANY BY WARRANTY DEED DATED OCTOBER 17, 1864 AND RECORDED NOVEMBER 1, 1864 IN BOOK 289 OF RECORDS, PAGE 632, FOR A RIGHT OF WAY, RUNNING THENCE SOUTH PARALLEL TO AND 25.00 FEET WEST OF THE WEST LINE OF THE RIGHT OF WAY AFORESAID TO THE SOUTH LINE OF SAID BLOCK 2, RUNNING THENCE EAST 25.00 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT EASTERN RAILWAY COMPANY AFORESAID, RUNNING THENCE NORTH ON SAID WEST LINE 594.75 FEET MORE OR LESS TO A POINT WHERE THE NORTH LINE OF BLOCK 2 AFORESAID IF PROJECTED WOULD INTERSECT THE WEST LINE OF SAID RIGHT OF WAY RUNNING THENCE DUE WEST 25.00 FEET TO THE PLACE OF BEGINNING, CONVEYED BY GUIT CLAIM DEED FROM HAROLD F. MC CORMICK AND WIFE TO THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY, A CORPORATION OF ILLINOIS, DATED NOVEMBER 11, 1896 AND RECORDED DECEMBER 15, 1896 IN BOOK 5904, PAGE 487 AS DOCUMENT 2425750, ALSO EXCEPTING THEREFROM PREMISES DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF BLOCK 2 IN S. J. WALKER'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED FEBRUARY 11, 1871 IN BOOK 172 OF PLATS PAGE 94 SAID POINT BEING 65.00 FEET WEST OF THE WEST LINE OF THE TRACT OF GROUND CONVEYED TO THE PITTSBURGH, CINCINNATI, CHICAGO AND ST. LOUIS RAILWAY COMPANY, A ILLINOIS CORPORATION, BY DEED DATED NOVEMBER 11, 1896 AND RECORDED DECEMBER 15, 1896 IN BOOK 5904 PAGE 487 AS DOCUMENT 2425750, THENCE RUNNING SOUTH 50.00 FEET, THENCE RUNNING SOUTHEASTERLY 194.20 FEET TO A POINT 240.00 FEET SOUTH OF THE NORTH LINE OF BLOCK 2 AND 25.00 FEET WEST OF THE WESTERLY LINE OF SAID LAND DESCRIBED TO THE PACIFIC CINCINNATI CHICAGO AND ST. LOUIS RAILWAY COMPANY, THENCE RUNNING SOUTH 355.00 FEET TO THE SOUTH LINE OF SAID BLOCK 2 TO A POINT ON SAID LINE, 25.00 FEET WEST OF THE WESTERLY LINE OF LAND DEEDED TO SAID RAILWAY COMPANY, THENCE RUNNING EAST 25.00 FEET TO THE WESTERLY LINE OF SAID RAILWAY COMPANY'S LAND, THENCE RUNNING NORTH 595.00 FEET ALONG THE WESTERLY LINE OF SAID RAILROAD COMPANY'S LAND TO THE NORTH LINE OF BLOCK 2, THENCE RUNNING WEST ALONG THE NORTH LINE OF BLOCK 2, 65.00 FEET TO THE PLACE OF BEGINNING, AS DESCRIBED IN GUIT CLAIM DEED DATED JANUARY 7, 1902 AND RECORDED FEBRUARY 3, 1902, IN BOOK 7736 PAGE 4 AS DOCUMENT 3202751, FROM HAROLD T. MC CORMICK AND WIFE TO CHICAGO BURLINGTON AND QUINCY RAILROAD COMPANY A CORPORATION, ALSO EXCEPTING THAT PART OF BLOCK 2 OF S. J. WALKER'S SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN

LEGAL DESCRIPTION

87661503

80519928

Property

Common Address 2501 W. Cermak, Chicago, Illinois P.I.N. 16-25-202-001-0000

THAT PART OF BLOCK 2 IN S.W. WALKER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 2 THENCE NORTH 595.05 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2, THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 2, 256.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 60.08 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, 68.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 234.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, 62.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 36.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, 62.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 210.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 40.00 FEET TO A POINT 40.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 40.00 FEET; THENCE WEST 385.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A RECIPROCAL NON-EXCLUSIVE EASEMENT DATED MARCH 25, 1985 AND RECORDED JUNE 10, 1985 AS DOCUMENT 85033684 MADE BY TOYS "R" US, INC., A DELAWARE CORPORATION, IN FAVOR OF CHICAGO TITLE AND TRUST COMPANY, TRUST NO. 1085305 FOR INGRESS AND EGRESS OVER AND UPON THE COMMON AREAS LOCATED ON THE FOLLOWING DESCRIBED LAND:

DESCRIBED AS FOLLOWS, BEGINNING AT THE SOUTH WEST CORNER OF SAID BLOCK 2 THENCE NORTH 595.05 FEET TO THE NORTH WEST CORNER OF SAID BLOCK 2, THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 2, 256.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 60.08 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, 68.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 234.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, 62.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 36.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID BLOCK 2, 62.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 200.00 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 186.76 FEET TO A POINT 40.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 2, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 2, 40.00 FEET; THENCE WEST 385.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.