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ILLINOIS

ASSET NAME: 253 E. Delaware

ASSET NO.: 1002

Replacement Collateral

COLLATERAL ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS

THIS COLLATERAL ASSIGNMENT is made this 21st day of September, 1988, between BEN FRANKLIN FINANCIAL CORP., a Delaware corporation ("Assignor") having offices at 1100 North Market, Wilmington, Delaware 19801, and FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK ("Assignee") having offices at 700 Market Street, San Francisco, California 94102.

W I T N E S S E T H

1. FOR VALUE RECEIVED, and as security for the obligations of Assignor under that certain Revolving Loan and Security Agreement dated as of January 27, 1988 and amended by First Amendment dated as of April 25, 1988 and Second Amendment dated as of June 15, 1988 (the "Loan Agreement"), Assignor hereby transfers, assigns and conveys to the Assignee all of its right, title and interest in and to the following (collectively the "Loan Documents"), free and clear of all encumbrances and claims of others:

(a) Mortgage dated September 21, 1988 and recorded Sept 30 1988 as Document No. 00451888, made by Suzanne Kay Mitchell, a spinster, to Sparta Brook Realty Corp., a Delaware corporation, to secure a note in the sum of \$38,700.00; and

(b) All other documents evidencing, guaranteeing, securing or otherwise relating to the debt secured by the Mortgage described in Section 1(a) above and any amendments or modifications thereto.

2. The real property encumbered by the foregoing instruments is described in Exhibit "A" attached hereto and incorporated herein by reference.

3. Concurrently, with the delivery of this instrument, the Assignor delivered to the Assignee the executed original of the Note properly endorsed to the Assignee and a photocopy of the executed original and recorded Mortgage and any modifications thereto.

4. Assignee may exercise its rights under this Assignment as provided in the Loan Agreement and upon such exercise shall succeed to all of Assignor's right, title and interest in the Loan Documents; provided, however, that Assignee does not hereby assume

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any of Assignor's obligations or duties under or in connection with the Loan Documents.

5. The terms of this Assignment shall bind and inure to the benefit of the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed under seal as to the date first written above.

BEN FRANKLIN FINANCIAL CORP., a Delaware corporation

BY: Deborah Scott
Name: DEBORAH SCOTT
Title: Executive Vice President

ATTEST:

BY: Janice Merrick
Name: JANICE MERRICK
Title: Secretary

STATE OF ILLINOIS)) SS.
COUNTY OF COOK))

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do HEREBY CERTIFY that DEBORAH SCOTT, Executive Vice President of BEN FRANKLIN FINANCIAL CORP., and JANICE MERRICK, Secretary of BEN FRANKLIN FINANCIAL CORP., who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Executive Vice President and Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of BEN FRANKLIN FINANCIAL CORP. for the uses and purposes set forth therein, and that said Secretary did affix the corporate seal of said BEN FRANKLIN FINANCIAL CORP. to said instrument as said Secretary's own free and voluntary act and as the free and voluntary act of BEN FRANKLIN FINANCIAL CORP., for the uses and purposes set forth therein.

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Given under my hand and Notarial Seal this 21st day of September, 1988.



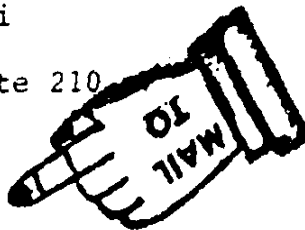
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COOK COUNTY RECORDER

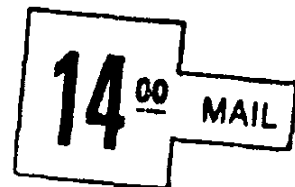
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INSTRUMENT PREPARED BY:
Edward J. Grzelakowski
Kemp & Capanna, Ltd.
1900 Spring Road, Suite 210
Oak Brook, IL 60521



MAIL TO:
First Nationwide Bank
700 Market Street
San Francisco, CA 94102
Attention: Ms. Sandra Zrnic
First Vice President

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EXHIBIT "A"

Unit 15D together with its undivided percentage interest in the common elements in 253 East Delaware Condominium as delineated and defined in the Declaration recorded as Document Number 25993450, in the South fractional 1/4 of fractional Section 3, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax Index No. 17-03-222-025-1074

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