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51180996

Unit X

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 26th 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 10-5-1988 and recorded as Document No. 88457765, made by Linda M. Mitchell, a spinster, to Sparta Brook Realty Corp., a Delaware corporation, to secure a note in the sum of \$38,900.00; 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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Given under my hand and Notarial Seal this 26th day of September, 1988.



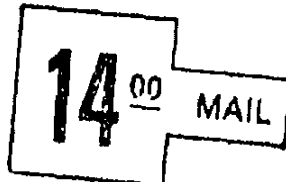
*Anthony J. Nasharr*  
NOTARY PUBLIC

Property of Cook County Clerk's Office

DEPT-01 \$14.25  
14444 TRON 2719 10/05/88 10:25:00  
#B492 #D \*--#II- 457767  
COOK COUNTY RECORDER

INSTRUMENT PREPARED BY:  
Anthony J. Nasharr III  
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 10D 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. 17-03-222-025-1069

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