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ILLINOIS

ASSET NAME: 253 E. Delaware  
ASSET NO.: 1002  
Replacement Collateral

ABSOLUTE ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS

THIS ABSOLUTE ASSIGNMENT is made this 28th day of September, 1988, between SPARTA BROOK REALTY CORP., a Delaware corporation ("Assignor") having offices c/o 1200 Harger Road, Oak Brook, Illinois 60621, and BEN FRANKLIN FINANCIAL CORP., a Delaware corporation ("Assignee") having offices at 1100 North Market, Wilmington, Delaware 19801.

W I T N E S S E T H

1. FOR VALUE RECEIVED, the Assignor hereby sells, transfers, sets over and delivers to the Assignee all of its right, title and interest of the Assignor in and to the following (collectively the "Loan Documents"), free and clear of all encumbrances and claims of others:

(a) Mortgage dated September 28, 1988 and recorded as Document No. 88461386, made by won Heum Jhee and Nenita Tuddud-Jhee, his wife, to Sparta Brook Realty Corp., a Delaware corporation, to secure a note in the sum of \$38,400.00; 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 the executed original and recorded Mortgage and any modifications thereto.

4. Concurrently herewith, the Assignor has directed the Maker of the Note and Mortgage to make all payments of principal and interest owing under the aforesaid Note directly to the Assignee, or as the Assignee may from time to time direct.

Unit X S 1180853

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RECEIVED IN THE OFFICE OF THE  
ATTORNEY GENERAL  
JANUARY 10 1951

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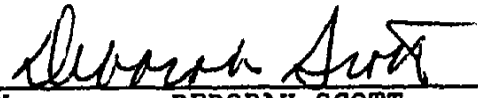
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5. By acceptance of delivery of Note and Mortgage, the Assignee hereby acknowledges and agrees to be bound by the terms set forth herein.

6. The terms of this Assignment shall bind and inure to the benefit of the Assignor, Assignee and Maker and their respective successors and assigns.

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

SPARTA BROOK REALTY CORP., a Delaware corporation

BY:   
Name: DEBORAH SCOTT  
Title: Executive Vice President

ATTEST:

BY:   
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 SPARTA BROOK REALTY CORP., and JANICE MERRICK, Secretary of SPARTA BROOK REALTY 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 SPARTA BROOK REALTY CORP. for the uses and purposes set forth therein, and that said Secretary did affix the corporate seal of said SPARTA BROOK REALTY CORP. to said instrument as said

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The undersigned has seen the within and certified that the same are true and correct as the same were presented to him by the person or persons named in the foregoing.

Witness my hand and seal of office at Chicago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public in and for the State of Illinois

My Commission Expires \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Notary Public

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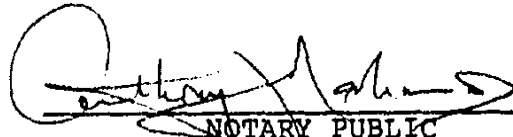
Notary Public in and for the State of Illinois

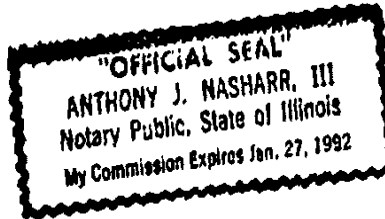
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Secretary's own free and voluntary act and as the free and voluntary act of SPARTA BROOK REALTY CORP., for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 28th day of September, 1988.

  
NOTARY PUBLIC



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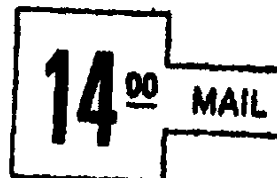
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#9337 # D \* -88-461387  
COOK COUNTY RECORDER



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INSTRUMENT PREPARED BY AND MAIL TO:  
Anthony J. Nasharr III  
Kemp & Capanna, Ltd.  
1900 Spring Road, Suite 210  
Oak Brook, IL 60521

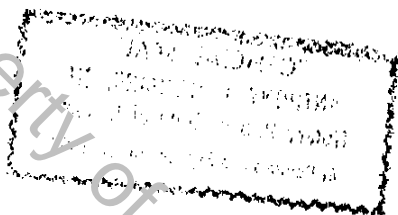


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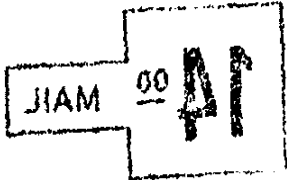


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## EXHIBIT "A"

Unit 8D 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. 17-03-222-025-1067

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IN WITNESS WHEREOF

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears from the records of the Clerk of the Court, and I am a Justice of the Peace in and for the County of Cook, State of Illinois.

Witness my hand and seal of office at Chicago, Illinois, this 1st day of January, 1908.

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