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SECOND ASSIGNMENT OF NOTE AND MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that James R. Margolis and Associates, M.D., P.A. Pension Trust (the "Assignor") for and in good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey and assign, without recourse, to Retirement Accounts, Inc. (RUST IRA, FBO James R. Margolis (account number 89607) (the "Assignee"), all of Assignor's right, title and interest, as Mortgagee, under that certain Mortgage, Assignment of Leases, and Security Agreement dated February 6, 1989, between 31st and Halsted General Partners II, an Illinois general partnership (the "Mortgagee") and LaSalle National Bank, not personally, but as Trustee, w/t/a/d April 20, 1982, a/k/a/t/n 104834 (the "Trustee"), Halsted Plaza Associates, an Illinois limited partnership, (the "Beneficiary"), and David P. Maniatis and John D. Terzakis, all as Mortgagor, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as document number 89-062670 (the "Mortgage"), which Mortgage was assigned to Assignor and modified by that certain Assignment and Modification of Note and Mortgage dated March 16, 1989, between Assignor, Mortgagee, Trustee and Beneficiary, and recorded in the Recorder's Office of Cook County, in the State of Illinois, as document number _____ (the "First Assignment and Modification"), encumbering all of the real estate legally described on Exhibit "A" attached hereto and by this reference made a part hereof, and Assignee hereby accepts the foregoing Assignment.

BE IT ALSO KNOWN, that Assignor also hereby transfers, endorses and assigns, without recourse, to Assignee, all of Assignor's right, title and interest, as payee, under that certain Promissory Note (the "Note") made by Trustee, Beneficiary, John D. Terzakis and David P. Maniatis, as maker, dated February 6, 1989, in the original principal amount of Six Hundred Thousand and No/100ths (\$600,000.00) Dollars, as modified and amended by the First Assignment and Modification, which Note is secured by, among other things, the Mortgage.

Except as specifically modified or amended herein the Mortgage, the Note and the First Assignment and Modification shall remain in full force and effect.

NAGELBERG SMITH & BORUSZAK, P.C.
303 WEST MADISON STREET
SEVENTEENTH FLOOR
CHICAGO, ILLINOIS 60600

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CHICAGO COUNTY CLERK'S OFFICE
300 WEST MADISON STREET
CHICAGO, ILLINOIS 60601
TEL: (312) 321-2000

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Witness our hands and seals this 5th day of September, 1990.

ASSIGNOR:

JAMES R. MARGOLIS AND ASSOCIATES,
M.D., P.A. PENSION TRUST

By: [Signature]
James R. Margolis, Trustee

By: [Signature]
Janet Margolis, Trustee

ASSIGNEE:

RETIREMENT ACCOUNTS, INC., CUST IRA,
FBO JAMES R. MARGOLIS (account
number 89607)

By: [Signature]
Richard J. Hansen

Its: Executive Vice President

THIS DOCUMENT WAS PREPARED BY
AND WHEN RECORDED RETURN TO:

Patrick J. Greenfelder, Esq.
Nagelberg Smith & Boruszak, P.C.
303 West Madison Street
Suite 1700
Chicago, Illinois 60606

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ACKNOWLEDGEMENT

STATE OF Fl.)
) SS
COUNTY OF Dade)

Before me, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that on the 5th day of September, 1950 personally appeared James R. Margolis, who, being by me duly sworn on his oath, doth depose and make proof to my satisfaction that he is the Trustee of James R. Margolis and Associates, M.D., P.A., Pension Trust; that the execution, as well as the making of this instrument, has been duly authorized by the Trust; that said instrument was signed and delivered by said as and for his voluntary act and deed and as and for the voluntary act and deed of said James R. Margolis and Associates, M.D., P.A. Pension Trust.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Miami, on the day and year first set forth.

Abraham L. Sullivan
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES APR. 15, 1954
EVIDENCE FROM GENERAL REG. DIV.

My Commission Expires: _____

COOK COUNTY Clerk's Office

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ACKNOWLEDGEMENT

STATE OF Fl.)
) SS
COUNTY OF Dade)

Before me, a Notary Public in and for said county, in the state aforesaid, DO HEREBY CERTIFY that on the 5th day of September, 1990 personally appeared Janet Margolis who, being by me duly sworn on her oath, doth depose and make proof to my satisfaction that she is the Trustee of James R. Margolis and Associates, M.D., P.A., Pension Trust; that the execution, as well as the making of this instrument, has been duly authorized by the Trust; that said instrument was signed and delivered by said as and for her voluntary act and deed and as and for the voluntary act and deed of said James R. Margolis and Associates, M.D., P.A. Pension Trust.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Miami, on the day and year first set forth.

Sharon S. Sullivan
NOTARY PUBLIC

My Commission Expires: SEP 15 1994

NOTARY PUBLIC STATE OF FLORIDA
My Commission Expires: SEP 15, 1994
Sharon S. Sullivan
1991

Cook County Clerk's Office

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LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTH 80 FEET (AS MEASURED ALONG HALSTED STREET AND AT RIGHT ANGLES THERETO) OF THAT PART OF LOT 13 IN MARCUS C. STEARN'S SUBDIVISION OF LOT 13 AND PART OF WRONG STREET VACATED IN BLOCK 24 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/2 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES SOUTH OF A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF WEST 30TH STREET AS IF EXTENDED FROM THE EAST AND DISTANT 250 FEET SOUTH THEREOF, EXCEPTING FROM SAID DESCRIBED PREMISES ANY PART THEREOF USED OR OCCUPIED BY STREETS OR ALLEYS, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

LOTS 1 THROUGH 6 IN JOHN STADLEMAN'S SUBDIVISION OF THE EAST 5 ACRES OF THE NORTH 35 ACRES OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

LOTS 1 THROUGH 4, INCLUSIVE IN SEAVERN'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 8 OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 1 TO 8, INCLUSIVE IN THE SUBDIVISION OF SUB-BLOCK 2 IN SEAVERN'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 8 OF CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5:

LOT 5 IN BLOCK 1 IN SEAVERN'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 8 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NOS.:

17-29-427-041	17-33-100-001
17-32-208-005	17-33-100-002
17-32-208-006	17-33-100-003
17-32-208-007	17-33-100-004
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