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ASSET: 253 East Delaware

ABSOLUTE ASSIGNMENT OF MORTGAGES AND OTHER LOAN DOCUMENTS

THIS ABSOLUTE ASSIGNMENT is made as of the 31st day of December, 1989, between BEN FRANKLIN FINANCIAL CORP., a Delaware corporation ("Assignor"), having an office at 1100 North Market, Suite 700, Wilmington, Delaware and THOMAS F. DALY, JR. ("Assignee"), having an office at 135 Croton Avenue, Ossining, New York 10562.

DEPT-01 RECORDING \$149.25
T#1111 TRAM 1483 03/27/90 16:32:00
WITNESSETH: #3294 * -90-136053
COOK COUNTY RECORDER

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 called the "Loan Documents"), free and clear of all encumbrances and claims of others:

- (a) Sixty-five (65) certain Mortgages identified on the Schedule of Mortgages attached hereto as Exhibit A and made part hereof.
- (b) All other documents evidencing, guaranteeing, securing or otherwise related to the indebtedness secured by the Mortgages 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 B 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 Endorsement Allonge to each of the respective Notes and the executed original and recorded Mortgage and any modifications thereto. Assignee acknowledges that the Notes and Mortgages have been collaterally assigned to The Exchange National Bank of Chicago ("Collateral Assignee") and that Assignee takes said Notes and Mortgages subject to said collateral assignment.

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.

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5. By acceptance of delivery of Notes and Mortgages, the Assignee hereby acknowledges and agrees to be bound by the terms set forth herein, and the terms and conditions of a certain Collateral Assignment of Mortgage and Other Loan Documents dated December 4, 1989 and recorded December 5, 1989 as Document No. 89-579859.

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.

BEN FRANKLIN FINANCIAL CORP.

By: *Gerald O. Eberhardt*
Name: Gerald O. Eberhardt
Title: Vice President

ATTEST:

By: *[Signature]*
Name: James J. Kemp, Jr.
Title: Secretary

CONSENT OF COLLATERAL ASSIGNEE:

The undersigned, as Collateral Assignee of the subject Notes and Mortgages pursuant to that certain Collateral Assignment of Mortgages and Other Loan Documents dated December 4, 1989 and recorded as Document No. 89-579859, does hereby acknowledge its consent to the absolute assignment hereinbefore provided, subject to the collateral assignment to the undersigned and the obligation thereby secured. Collateral Assignee further agrees that upon full satisfaction of the obligations and debt to which the subject notes and mortgages are provided as security, the undersigned shall endorse said notes and release said collateral assignment to the Assignee.

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EXHIBIT "A" SCHEDULE OF MORTGAGES

<u>Unit #</u>	<u>Mortgagor(s)</u>	<u>Date of Mortgage</u>	<u>Date of Recording</u>	<u>Document #</u>
3D	Leake, Mildred A. Leake, James R.	9/28/88	10/7/88	88-463814
3E/3G	Belkaoui, Ahmed Belkaoui, Janice M.	5/5/88	5/12/88	88-203149
4A	Scoville, Robert A. Scoville, Lisa A.	3/18/88	3/23/88	88-119189
4C	Roman, Andrew, Jr. Gallagher, James, Jr.	9/28/88	10/6/88	88-461560
4F/4H	Skvaza, Zivko Skvaza, Luciana	10/7/88	10/11/88	88-466630
4G	Simon, Judith A.	2/16/88	2/25/88	88-081613
5A	Friedman, Bonnie	10/7/88	10/11/88	88-466626
5E	Mitchell, Warren J. Mitchell, Louise H.	9/26/88	10/6/88	88-461397
5F	Arville, John E. Arville, Lois E.	9/26/88	10/7/88	88-463851
6A	Rubino, Frank P. Gjertsen, Joyce Ann	9/21/88	10/5/88	88-457755
6C	Donarski, Marvin J. Donarski, Barbara H.	9/16/88	9/27/88	88-443199
6D	Mitchell, Warren J. Mitchell, Louise H.	9/26/88	10/5/88	88-457761
6E	Washburn, Frederick K. Washburn, Barbara L.	9/30/88	10/11/88	88-466774
6G	Glickman, Gail R.K.S.	5/24/88	6/16/88	88-263289
7B	Volgi, Josephine R.	9/16/88	9/27/88	88-443226
7C	Silverman, Elke Eleanor	10/11/88	10/19/88	88-481045
7D	Saban, Rick M. Scaletta, Anthony	9/28/88	10/7/88	88-463804

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EXHIBIT "A"
CONTINUED

<u>Unit #</u>	<u>Mortgagor(s)</u>	<u>Date of Mortgage</u>	<u>Date of Recording</u>	<u>Document #</u>
7F	Rivera, Fernando H. Rivera, Flordeliza C.	9/28/88	10/6/88	88-461564
7G	Beckner, Brian A. Beckner, Joy A.	5/24/88	6/1/88	88-234426
7H	Garb, Eslyn T. Garb, Bernard Garb, Marion	9/28/88	10/6/88	88-461523
8A	Atkins, Frank E. Atkins, Betty J.	9/21/88	9/30/88	88-450588
8D	Jhee, Won Heum Tudtud-Jhee, Nenita	9/28/88	10/6/88	88-461386
8E	Malik, Nicholas	9/30/88	10/11/88	88-466770
8F	Murdock, Ann Marie	10/5/88	10/13/88	88-471982
8G	Wells, Julia A.	9/14/88	9/27/88	88-443119
8H	Rotschild, Beverly	9/28/88	10/6/88	88-461568
9D	Cappy, George J. Cappy Anne N.	9/30/88	10/7/88	88-463886
9E	Stang, Prinn K. Stang, Wanda A.	9/28/88	10/5/88	88-457904
9F	Krelitz, Brian R.	3/18/88	3/23/88	88-119210
9H	Biedermann, Stacy Kaye Biedermann, David C. Biedermann, Sheila T.	9/28/88	10/11/88	88-466698
10B	Dallstream, Robert E.	1/27/89	1/31/89	89-047665
10C	Rotschild, Albert K.	10/11/88	10/19/88	88-481041
10D	Mitchell, Linda M.	9/26/88	10/5/88	88-457765
10H	Solloum, Mary Laktineh, Soloman	10/5/88	10/11/88	88-466645

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EXHIBIT "A" CONTINUED

<u>Unit #</u>	<u>Mortgagor(s)</u>	<u>Date of Mortgage</u>	<u>Date of Recording</u>	<u>Document #</u>
11C	Watson, Gary T.	2/26/88	3/3/88	88-092697
11D	Volgi, Lois Ann	10/28/88	11/3/88	88-508527
12A	Kraybill, Donald P.	9/20/88	9/30/88	88-450545
12B	Scaletta, John G. Quail, Michael J., Jr.	9/28/88	10/6/88	88-461556
12E	Morgan, Roncoe R., Jr. Morgan, Norma J.	9/28/88	10/5/88	88-457980
12G	Zeman, John Louis	2/26/88	3/3/88	88-092701
13A	Laktineh, Soloman	10/5/88	10/11/88	88-466649
13B	Witt, Jeanne	9/14/88	9/27/88	88-443093
14B	Green, R. Jane	9/28/88	10/6/88	88-461552
14C	Weber, Ida	6/22/88	7/1/88	88-290486
14D	Carlos, Jesus S. Carlos, Virgilia	10/5/88	10/11/88	88-466653
14G	McCarren, Dale	9/21/88	9/30/88	88-450584
15A	Schwarz, Charles L., Jr. Schwarz, Catherine E. Schwarz, Annette E.	8/15/88	8/26/88	88-389123
15C	Lazaro, Gina Yvette	8/15/88	8/30/88	88-393964
15D	Mitchell, Suzanne Kay	9/21/88	9/30/88	88-450576
16A	Johnston, Kay	9/9/88	9/23/88	88-437670
16D	Johnson, Mariya Ann	9/20/88	9/29/88	88-448154
16G	Grandrath, Scott F. Grandrath, Joan M. H.	9/14/88	9/27/88	88-443109
17A	McCullom, Harry E.	10/4/88	10/11/88	88-466724

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EXHIBIT "A"
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<u>Unit #</u>	<u>Mortgagor(s)</u>	<u>Date of Mortgage</u>	<u>Date of Recording</u>	<u>Document #</u>
17G	Reginald Design, Inc.	8/2/88	8/11/88	88-364534
18H	Strahan, Melanie S.	9/1/88	9/19/88	88-427162
19A	Frankel, Marian	7/29/88	8/11/88	88-364546
19C	Turner, Roland D.	10/5/88	10/13/88	88-472021
20D	Dombrowski, Roman L. Dombrowski, Rosalie A.	2/16/88	2/23/88	88-076767
20E	Lau, Gary J. Lau, Montserrat C.	8/26/88	9/7/88	88-407561
20F	Brown, Robert W. Brown, Anna Maria	9/29/88	10/6/88	88-461519
20G	Brizzolara, Charles A. Brizzolara, Audree Doyle	6/23/88	7/1/88	88-290530
21A	Strauss, Sylvia	7/8/88	7/25/88	88-325994
21C	Francisco, William III Sokol, Debra Lynn	9/9/88	9/23/88	88-437679
22A	Gould, William W.	7/8/88	7/25/88	88-326022
23E	Abel, Diane L.	9/1/88	9/19/88	88-427235

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EXHIBIT "B"

Unit Nos. 3D, 3E, 3G, 4A, 4C, 4F, 4H, 4G, 5A, 5E, 5F, 6A, 6C, 6D, 6E, 6G, 7B, 7C, 7D, 7F, 7G, 7H, 8A, 8D, 8E, 8F, 8G, 8H, 9D, 9E, 9F, 9H, 10B, 10C, 10D, 10H, 11C, 11D, 12A, 12B, 12E, 12G, 13A, 13B, 14B, 14C, 14D, 14G, 15A, 15C, 15D, 16A, 16D, 16G, 17A, 17G, 18H, 19A, 19C, 20D, 20E, 20F, 20G, 21A, 21C, 22A, 23E, 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 Nos.:

<u>UNIT #</u>	<u>PIN #</u>
3D	17-03-222-025-1062
3E	17-03-222-025-1084
3G	17-03-222-025-1024
4A	17-03-222-025-1002
4C	17-03-222-025-1042
4F	17-03-222-025-1104
4H	17-03-222-025-1145
4G	17-03-222-025-1125
5A	17-03-222-025-1103
5E	17-03-222-025-1085
5F	17-03-222-025-1005
6A	17-03-222-025-1104
6C	17-03-222-025-1044
6D	17-03-222-025-1065
6E	17-03-222-025-1086
6G	17-03-222-025-1127
7B	17-03-222-025-1025
7C	17-03-222-025-1045
7D	17-03-222-025-1066
7F	17-03-222-025-1107
7G	17-03-222-025-1128
7H	17-03-222-025-1148
8A	17-03-222-025-1006
8D	17-03-222-025-1067
8E	17-03-222-025-1088
8F	17-03-222-025-1108
8G	17-03-222-025-1129
8H	17-03-222-025-1149
9D	17-03-222-025-1068
9E	17-03-222-025-1089
9F	17-03-222-025-1109
9H	17-03-222-025-1150
10B	17-03-222-025-1028

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<u>UNIT #</u>	<u>PIN #</u>
10C	17-03-222-025-1048
10D	17-03-222-025-1069
10H	17-03-222-025-1151
11C	17-03-222-025-1049
11D	17-03-222-025-1070
12A	17-03-222-025-1010
12B	17-03-222-025-1030
12E	17-03-222-025-1092
12G	17-03-222-025-1133
13A	17-03-222-025-1011
13B	17-03-222-025-1031
14B	17-03-222-025-1032
14C	17-03-222-025-1052
14D	17-03-222-025-1073
14G	17-03-222-025-1135
15A	17-03-222-025-1013
15C	17-03-222-025-1053
15D	17-03-222-025-1074
16A	17-03-222-025-1014
16D	17-03-222-025-1075
16G	17-03-222-025-1137
17A	17-03-222-025-1015
17G	17-03-222-025-1138
18H	17-03-222-025-1159
19A	17-03-222-025-1017
19C	17-03-222-025-1057
20D	17-03-222-025-1079
20E	17-03-222-025-1100
20F	17-03-222-025-1120
20G	17-03-222-025-1141
21A	17-03-222-025-1019
21C	17-03-222-025-1059
22A	17-03-222-025-1020
23E	17-03-222-025-1103

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