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COLLATERAL ASSIGNMENT OF LEASES AND RENTS

This Assignment made as of the 1st day of November, 1991, from Jackson Terrace Limited Partnership, a(n) Illinois limited partnership ("Borrower"), to the Illinois Housing Development Authority (the "Lender");

. DEPT-01 RECORDINGS \$24.00
. T01111 TRAN 0013 11/26/91 15:11:00
. 49394 4 A *-91-622523
. COOK COUNTY RECORDER

RECITALS:

A. Borrower is the beneficial owner of the premises ("Premises") legally described in Exhibit A hereto, which premises are legally owned by American National Bank and Trust Company of Chicago, not personally but solely as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to such trustee in pursuance of a Trust Agreement dated March 13, 1989 and known as Trust No. 107852-02 ("Trustee"); and

B. Trustee has executed its Mortgage Note of even date herewith to the order of Lender in the principal amount of FOUR HUNDRED FIFTY SEVEN THOUSAND SEVEN HUNDRED SEVENTY-ONE AND NO/100 DOLLARS (\$457,771.00) ("Note"), and its Junior Mortgage ("Mortgage") to secure the Note; and

C. Borrower has agreed to execute and deliver this Assignment;

NOW, THEREFORE, Borrower, for and in consideration of these presents and the mutual agreements herein contained and for other good and valuable consideration, the receipt whereof is hereby acknowledged, and as further and additional security for payment of the Note, the principal sum, interest, premiums and other indebtedness evidenced thereby; any amendments, extensions or renewals of the Note; any other indebtedness or obligation secured or guaranteed by the Mortgage; payment of all other sums with interest thereon becoming due and payable to Lender under the provisions of this Assignment; and the performance and discharge of each and every obligation, covenant and agreement of Borrower contained in this Assignment, the Note, the Mortgage or any of the other "Loan Documents" (as defined in the Mortgage), does hereby sell, assign and transfer unto the Lender its interest in all leases, licenses or tenancies (including concessions) of the Premises or any part thereof, or any letting of or agreement for the use or occupancy of the Premises or any part thereof, whether written or oral, heretofore or hereafter made or agreed to by any party, including without limitation the Lender in the exercise of the powers herein conferred or otherwise; and any and all extensions, renewals and replacements of any of the foregoing (all of the leases, tenancies and rights described above are herein referred to as the "Leases"), together with all the rents, income, issues and profits now due and which may hereafter become due under or by virtue of the Leases, together with all guaranties of any of the foregoing, it being the intention hereby to establish an absolute transfer and assignment of all the foregoing to Lender.

This Instrument was Prepared
by: Robert Grossinger
and after Recording return
to: Illinois Housing Development Authority
401 N. Michigan Ave., Suite 900
Chicago, Illinois 60611

Permanent Index Tax Number
16-16-211-031
Property Address
4900-10 W. Jackson Blvd.
Chicago, Illinois 60644

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BOX 430

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To protect and further the security of this Assignment, the Borrower agrees as follows:

1. Agreements Regarding Leases. Subject to the rights of Community Investment Corporation and the City of Chicago (the "Senior Lenders"), Borrower agrees, represents and warrants unto Lender as follows:

(a) Borrower and/or Trustee is the sole owner of the entire interest of the landlord in the Leases; without Lender's prior written consent, Borrower will not transfer, sell, assign, pledge, encumber or grant a security interest in any of the Leases except to the Senior Lenders; without Lender's prior written consent, Borrower will not consent to, suffer or permit the assignment or subletting of any leasehold estate created thereunder; any attempted assignment or subletting without Lender's written consent, whether by Borrower, Trustee or by a tenant, shall be null and void;

(b) any Leases are and will be valid and enforceable in accordance with their terms, and shall remain in full force and effect irrespective of any merger of the interest of landlord and tenant thereunder;

(c) If any Lease provides for the abatement of rent during repair of the premises demised thereunder by reason of fire or other casualty, the Borrower shall furnish rental insurance to Lender in amount and form and written by insurance companies or shall be reasonably satisfactory to Lender;

(d) Borrower shall not hereafter permit any Lease to become subordinate to any lien other than the lien of the Mortgage, the liens in favor of the Senior Lenders, and any liens to which the Mortgage is now, or may pursuant to its terms become, subordinate.

(e) no payment of rent has been or will be made by any tenant or by any person in possession of any portion of the Premises for more than one month's installment in advance or has been or will be waived, released, reduced, or discounted, or otherwise discharged or compromised by Borrower, and Borrower waives any right of set-off against any tenant or any person in possession of any portion of the Premises; Borrower has not made and will not make any other or further assignment of the rents, issues, income or profits of the Premises or of the Leases except to the Senior Lenders or subsequent to or in connection with the release of this Assignment with respect to such portion of the Premises so released;

(f) Borrower shall perform all of its covenants and agreements under the Leases and shall not suffer or permit any release of liability of, or right to withhold payment of rent by, the tenants therein.

Any amounts received by Borrower or its agents for performance of any actions prohibited by the terms of this Assignment, including any amounts received in connection with any cancellation, modification or amendment of any of the Leases prohibited by the terms of this Assignment and any amounts received by

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Borrower as rents, income, issues or profits from the Premises from and after the date of any Default under any of the Loan Documents, which default shall not have been cured within the time periods, if any, expressly established therefor, shall be held by Borrower as trustee for Lender and all such amounts shall be accounted for to Lender and shall not be commingled with other funds of Borrower. Any person acquiring or receiving all or any portion of such trust funds shall acquire or receive the same in trust for Lender as if such person has actual or constructive notice that such funds were impressed with a trust in accordance herewith; by way of example and not of limitation, such notice may be given by an instrument recorded with the Recorder of Deeds of the county in which the Premises are located stating that Borrower has received or will receive such amounts in trust for Lender.

2. Waiver of Liability. Nothing herein contained shall be construed as constituting Lender a "mortgagee in possession" in the absence of the taking of actual possession of the Premises by Lender pursuant to the provisions hereinafter contained. In the exercise of the powers granted by the Mortgage, no liability shall be asserted or enforced against Lender, all such liability being expressly waived and released by Borrower.

3. Further Assurances and Assignments. Borrower further agrees to execute and deliver immediately upon the request of Lender, all such further assurances and assignments concerning the Leases or the Premises as Lender shall from time to time require.

4. Exercise of Remedies. Subject to the rights of the Senior Lenders, in any case in which under the provisions of the Mortgage Lender has a right to institute foreclosure proceedings, whether before or after institution of legal proceedings to foreclose the lien thereof or before or after sale thereunder, upon demand of Lender, Borrower agrees to surrender to Lender and Lender shall be entitled to take actual possession of the Premises or any part thereof personally, or by its agents or attorneys, and Lender in its discretion may, with or without force or notice and with process of law, enter upon and take and maintain possession of all or any part of the Premises, together with all the documents, books, records, papers and accounts of Borrower or the then owner of the Premises relating thereto, and may exclude the Beneficiary, its agents, or servants, wholly therefrom and may as attorney in fact of Beneficiary or agent of Borrower, or its own name as mortgagee and under the powers herein granted, hold, operate, manage and control the Premises and conduct the business, if any, thereof either personally or by its agents, with full power to use such measures, legal or equitable, as in its discretion may be deemed proper or necessary to enforce the payment of security of the rents, income, issues and profits of the Premises, including actions for the recovery of rent, actions in forcible detainer and actions in distress of rent, hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, and with full power to cancel or terminate any Lease or sublease for any cause or on any ground which would entitle Borrower to cancel the same, to elect to disaffirm any Lease or sublease made subsequent to the Mortgage or subordinated to the lien thereof, to make all necessary or proper repairs, decorating, renewals, replacements, alterations, additions, betterments and improvements to the Premises that may seem judicious, in its

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discretion, to insure and reinsure the same for all risks incidental to Lender's possession, operation and management thereof and to receive all such rents, income, issue and profits.

5. Indemnity. Lender shall not at any time (regardless of any exercise by Lender, or right of Lender to exercise, any powers herein conferred) be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any Leases or rental agreements relating to the Premises, and Borrower shall and does hereby agree to indemnify and hold Lender harmless of and from any and all liability, loss or damage which Lender may or might incur under or by reason of (a) any Leases, (b) the assignment thereof, (c) any action taken by Lender or its agents hereunder, unless constituting willful misconduct or gross negligence, or (d) claims and demands which may be asserted against it by reason of any alleged obligations or undertakings on its part to (or to cause the Borrower to) perform or discharge any of the terms, covenants or agreements contained in the Leases, except for liability, loss or damage which is occasioned by Lender after Lender has taken possession of the Premises pursuant to paragraph 4 hereof.

6. Application of Proceeds. Subject to the rights of Senior Lenders, Lender in the exercise of the rights and powers conferred upon it by this Assignment shall have full power to use and apply the rents, income, issues and profits of the Premises to the payment of or on account of the following, in such order as Lender may determine:

(a) operating expenses of the Premises, including costs of management and leasing thereof (including reasonable compensation to Lender and its agents, and lease commissions and other compensation and expenses of seeking and procuring tenants and entering into Leases), establishing any claims for damages and premiums on insurance hereinabove authorized; it being expressly understood and agreed that Lender in the exercise of such powers may so pay any claims purporting to be for any operating expenses of the Premises, without inquiry into, and without respect to, the validity thereof and whether such claims are in fact for operating expenses of the Premises;

(b) taxes and special assessments now due or which may hereafter become due on the Premises;

(c) the costs of all repairs, decorating, renewals, replacements, alterations, additions, or betterments, and improvements of the Premises, including, without limitation, the cost from time to time of installing or replacing such fixtures, furnishings and equipment therein, and of placing the Premises in such condition as will, in the reasonable judgment of Lender, make it readily rentable;

(d) any indebtedness secured or guaranteed by the Mortgage or any deficiency which may result from any foreclosure sale.

7. Power of Attorney. Beneficiary does hereby appoint irrevocably the Lender its true and lawful attorney in its name and stead and hereby authorizes Lender, with or without taking possession of the Premises, to rent, lease or let all or any portion of the Premises to any party or parties at

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such rental and upon such terms, in its discretion as it may determine, and to collect all of said rents, income, issues and profits now or hereafter arising from or accruing or due under the Leases with the same rights of recourse and indemnity as Lender would have upon taking possession of the Premises pursuant to the provisions hereinafter set forth. Powers of attorney conferred upon Lender pursuant to this Assignment are powers coupled with an interest and cannot be revoked, modified or altered without the written consent of Lender.

8. Occurrence of Default. Although it is the intention of the parties that this assignment is a present assignment, Lender shall not exercise any of the rights and powers conferred upon it herein until and unless there shall occur a "Default" (as defined in any of the Loan Documents), or a default in the performance and observance by any party other than the Lender of its obligations and agreements, under the Note, the Mortgage or the other Loan Documents in each instance after any applicable grace periods shall have expired. Nothing herein contained shall be deemed to affect or impair any rights which the Lender may have under the Note, Mortgage or the other Loan Documents or to affect the impression of a trust upon funds received by a trustee in the manner provided for in Paragraph 1 above.

9. Instruction to Tenant. Borrower further specifically and irrevocably authorizes and instructs each and every present and future tenant or tenant under any Lease of the whole or any part of the Premises to pay all unpaid rental agreed upon in any Lease or other agreement for occupancy of any part of the Premises to Lender upon receipt of demand from Lender so to pay the same, without any inquiry as to whether or not said demand is made in compliance with the immediately preceding paragraph hereof. Lender has not received or been transferred any security deposit with respect to any Lease, and assumes no responsibility for any such security deposit until such time such security deposit (specified as such with specific reference to the Lease pursuant to which deposited) may be transferred to Lender and accepted by Lender by notice to the tenant under said Lease.

10. Election of Remedies. The provisions set forth in this Assignment shall be deemed a special remedy given to Lender, and shall not be deemed exclusive of any of the remedies granted in the Note or the Mortgage but shall be deemed an additional remedy and shall be cumulative with the remedies therein and elsewhere granted Lender, all of which remedies shall be enforceable concurrently or successively. No exercise by Lender of any of its rights hereunder shall cure, waive or affect any default hereunder or Default under the Note or the Mortgage. No inaction or partial exercise of rights by Lender shall be construed as a waiver of any of its such rights and remedies, and no waiver by Lender of any such rights and remedies shall be construed as a waiver by Lender of any of its other rights and remedies.

11. Continual Effectiveness. No judgment or decree which may be entered on any debt secured or intended to be secured by Lender shall operate to abrogate or lessen the effect of this instrument, but that the same shall continue in full force and effect until the payment, discharge and performance of any and all indebtedness and obligations evidenced by the Note or secured or guaranteed by the Mortgage, in whatever form, and until all bills incurred by virtue of the authority herein contained have been fully paid out of rents, income, issues and profits of the Premises, or by Borrower, or until such time as this instrument may be voluntarily released. This instrument shall also

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remain in full force and effect during the pendency of any foreclosure proceedings, both before and after sale, until the issuance of a deed pursuant to a foreclosure decree, unless all indebtedness secured or guaranteed by the Mortgage is fully satisfied before the expiration of any period of redemption.

12. Bankruptcy. Subject to the rights of the Senior Lenders, in the event any tenant under the Leases should be the subject of any proceeding under the Federal Bankruptcy Code, as amended from time to time, or any other federal, state, or local statute which provides for the possible termination or rejection of the Lease assigned hereby, Borrower covenants and agrees that if any of the Leases is so terminated or rejected, no settlement for damages shall be made without the prior written consent of Lender, and any check in payment of damages for termination or rejection of any such Lease will be made payable both to Borrower and Lender. Borrower hereby assigns any such payment to Lender and further covenants and agrees that upon the request of Lender, it will duly endorse to the order of Lender any such check, the proceeds of which will be applied to whatever portion of the indebtedness secured by this Assignment Lender may elect.

13. Release of Mortgage. To the extent, if any, that any provisions of the Mortgage may provide for the partial release thereof upon conditions therein stated, the Leases of any portion of the Premises which may be released from the lien of the Mortgage pursuant to such provisions, and any rents, issues and profits thereafter accruing with respect thereto, shall ~~in no~~ facto be immediately released from this Assignment without the necessity of further action or instrument.

14. Notice. Any notice which any party hereto may desire or may be required to give to any other party hereto shall be in writing, and shall be deemed given (i) if and when personally delivered, (ii) upon receipt if sent by a nationally recognized overnight courier addressed to a party at its address set forth below, or (iii) on the second (2nd) business day after being deposited in United States registered or certified mail, postage prepaid, addressed to a party at its address set forth below, or at such other place as such party may have designated to all other parties by notice in writing in accordance herewith (but service or delivery of courtesy copies shall not be required):

If to Borrower:

Jackson Terrace Limited Partnership
c/o City Lands Corp.
7134 S. Jeffery Blvd.
Chicago, IL 60649
Attn: Linda Brace

cc: Chicago Equity Fund 1990
Partnership
c/o Chicago Equity Fund
24 W. Erie St.
Chicago, IL 60610

If to Lender:

Illinois Housing Development Authority
401 N. Michigan Avenue, Suite 900
Chicago, IL 60611
Attn: Legal Department

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Except as otherwise specifically required herein, notice of the exercise of any right or option granted to Lender by this Assignment is not required to be given.

15. Binding Agreements. This Assignment and all provisions hereof shall be binding upon Borrower, its successors, assigns, executors, administrators and legal representatives and all other persons or entities claiming under or through it, and the word "Borrower", when used herein, shall include all such persons and entities and any others liable for the payment of the indebtedness secured hereby or any part thereof, whether or not they have executed the Note or this Assignment. The word "Lender", when used herein, shall include Lender's successors, assigns, and legal representatives, including all other holders, from time to time, of the Note.

16. Governing Law/ Interpretation. This Assignment shall be governed by the laws of the State of Illinois in which State the Note and this Assignment were executed and delivered, the Premises are located, the proceeds of the Loan were disbursed by Lender, and the principal and interest due under the Note are to be paid. Wherever possible each provision of this Assignment shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Assignment. Time is of the essence of this Assignment.

17. Miscellaneous. Neither this Assignment nor any provision hereof may be amended, modified, waived, discharged or terminated orally. The Section headings used herein are for convenience of reference only and shall not define or limit the provisions of this Assignment. As used in this Assignment, the singular shall include the plural and the plural shall include the singular, and masculine, feminine, and neuter pronouns shall be fully interchangeable, where the context so requires.

18. Mortgage Loan Rider. The provisions of the Chicago Equity Fund Mortgage Loan Rider attached hereto are incorporated herein and made a part hereof.

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IN WITNESS WHEREOF, the undersigned have caused this Assignment to be executed as of the day and year first above written.

JACKSON TERRACE LIMITED PARTNERSHIP,
an Illinois limited partnership

ATTEST:

By: City Lands Corp., Managing General
Partner

Arena M. McCarroll

Name: Linda Grace
Title: Development Officer &
Asst. Secretary

Name: Susan M. McCarroll
Title: Asst. Pres. & Asst. Secretary

P.I.N.: 16-16-211-031
4900-10 West Jackson Boulevard
Chicago, Illinois

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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STATE OF ILLINOIS)
COUNTY OF Cook) SS.

I, RAYNA TERMUDE, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LINDA BRACE and SUSAN M. MCCARTHY are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as RECORDING SEC. and SEPP. ASST. SEC., respectively, of City Lands Corp., appeared before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of City Lands Corp. as general partner of Jackson Terrace Limited Partnership for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this 2nd day of Nov., A.D., 1991.

Rayna Termude
Notary Public

My commission expires:



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EXHIBIT A

TO COLLATERAL ASSIGNMENT OF LEASES AND RENTS

THE PREMISES

The West 20 feet of Lot 23, all of Lots 24, 25, 26, and 27 (except the West 10 feet thereof) in S.E. Gross' Subdivision of Lots 8, 9, 24 and 25 in School Trustee's Subdivision of the North Part of Section 16, Township 39 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office

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CHICAGO EQUITY FUND MORTGAGE LOAN RIDER

This Rider is attached to and made a part of this Collateral Assignment of Leases and Rents, the Mortgage and certain other Loan Documents, all as defined in the Mortgage, evidencing and securing a loan in the amount of FOUR HUNDRED FIFTY SEVEN THOUSAND SEVEN HUNDRED SEVENTY-ONE AND NO/100 DOLLARS (\$457,771.00) (the "Loan") made by the Illinois Housing Development Authority ("Lender") from funds that are not the product of any bond issuance or otherwise obtained from Federal funds to American National Bank and Trust Company of Chicago, not personally but solely as Trustee under a Trust Agreement dated March 13, 1989 and known as Trust Number 107852-02 ("Borrower") for the rehabilitation of 4900-10 W. Jackson Blvd., Chicago, Illinois (the "Project"). The limited partnership providing equity for the Project, whether Borrower or another entity, is sometimes referred to herein as the "Partnership" and the Articles of Limited Partnership forming or continuing the Partnership are referred to herein as the "Partnership Agreement."

The parties hereto agree that the following covenants, terms, and conditions shall be part of and shall modify or supplement each of the documents evidencing, securing, or governing the disbursement of the Loan (the "Loan Documents"), and that in the event of any inconsistency or conflict between the covenants, terms, and conditions of the Loan Documents and this Rider, the following covenants, terms, conditions shall control and prevail:

1. The Loan is a nonrecourse obligation of Borrower. Neither Borrower nor any of its general and limited partners (or, if Borrower is not the Partnership, the general and limited partners of the Partnership), nor any other party shall have any personal liability for repayment of the Loan. The sole recourse of Lender under the Loan Documents for repayment of the Loan shall be the exercise of its rights against the Project and related security thereunder.
2. Neither the withdrawal, removal, replacement, and/or addition of a general partner or minority limited partner of the Partnership pursuant to the terms of the Partnership Agreement, nor the withdrawal, replacement, and/or addition of any of its limited partners' component partners, shall constitute a default under any of the Loan Documents, and any such actions shall not accelerate the maturity of the Loan, provided that any required substitute general partner is reasonably acceptable to Lender and is selected with reasonable promptness.
3. If a monetary event of default occurs under the terms of any of the Loan Documents, prior to exercising any remedies thereunder Lender shall give Borrower and each of the general partners of the Partnership and the Chicago Equity Fund 1990 Partnership, as identified in the Partnership Agreement, simultaneous written notice of such default. Borrower shall have a period of seven (7) days after such notice is given within which to cure the default prior to exercise of remedies by Lender under the Loan Documents.
4. If a non-monetary event of default occurs under the terms of any of the Loan Documents, prior to exercising any remedies thereunder Lender shall give Borrower and each of the general partners of the Partnership and the

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Chicago Equity Fund 1990 Partnership, as identified in the Partnership Agreement, simultaneous written notice of such default. If the default is reasonably capable of being cured within thirty (30) days, Borrower shall have such period to effect a cure prior to exercise of remedies by Lender under the Loan Documents. If the default is such that it is not reasonably capable of being cured within thirty (30) days, and if Borrower (a) initiates corrective action within said period, and (b) diligently, continually, and in good faith works to effect a cure as soon as possible, then Borrower shall have such additional time as is reasonably necessary to cure the default prior to exercise of any remedies by Lender. In no event shall Lender be precluded from exercising remedies if its security becomes or is about to become materially jeopardized by any failure to cure a default or the default is not cured within ninety (90) days after the first notice of default is given.

5. In the event of any fire or other casualty to the Project or eminent domain proceedings resulting in condemnation of the Project or any part thereof, Borrower shall have the right to rebuild the Project, and to use all available insurance or condemnation proceeds therefor, provided that

(a) such proceeds are sufficient to keep the Loan in balance and rebuild the Project in a manner that provides adequate security to Lender for repayment of the Loan or if such proceeds are insufficient then Borrower shall have funded any deficiency; (b) Lender shall have the right to approve plans and specifications for any major rebuilding and the right to approve disbursement of insurance or condemnation proceeds for rebuilding under a construction escrow or similar arrangement, and (c) no material default then exists under the Loan Documents. If the casualty or condemnation affects only part of the Project and total rebuilding is infeasible, then proceeds may be used for partial rebuilding and partial repayment of the Loan in a manner that provides adequate security to Lender for repayment of the remaining balance of the Loan.
6. There shall be no default for construction or rehabilitation delays beyond the reasonable control of Borrower, provided that such delays do not exceed sixty (60) days.
7. In any approval, consent, or other determination by Lender required under any of the Loan Documents, Lender shall act reasonably and in good faith.
8. Lender hereby indicates its consent to the following liens and encumbrances with respect to the Project: (a) that certain first mortgage loan from Community Investment Corporation to Borrower in the original principal amount of \$442,500, together with all documents evidencing and securing such loan; (b) that certain second mortgage loan from the City of Chicago in the original principal amount of \$407,877, together with all documents evidencing and securing such loan; (c) that certain Declaration of Restrictive Covenants and Regulatory Agreement of approximately even date herewith between Borrower and the City of Chicago; (d) that certain proceeding pending in the Circuit Court of

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Cook County known as Case Number 89M1403561 regarding building code violations to be cured by the rehabilitation of the Project; (e) residential leases entered into in the ordinary course of business of the Project, to the extent consistent with the provisions of the Regulatory and Land Use Restriction Agreement of even date herewith between Borrower and Lender. Such consent by Lender shall not be deemed to exclude or invalidate any other consent by Lender to other liens or encumbrances with respect to the Project.

In witness whereof, the undersigned have caused this Rider to be executed by their authorized agents or representatives this 1st day of November, 1991.

Borrower:

Jackson Terrace Limited Partnership
By: City Lands Corp., a Delaware
corporation, Managing General
Partner

By: Linda Brall
Its: Development & Admin. &
Asst. Secretary

ATTEST:

By: Scott M. Lewis
Its: Director & Asst. Secretary

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Lender:

Illinois Housing Development
Authority

By: [Signature]
Title: DIRECTOR

ATTEST:

By: [Signature]
Its: ASST. SECRETARY

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