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3/15/91

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ASSIGNMENT OF
MORTGAGE, REGULATORY AGREEMENT
AND FINANCING STATEMENTS

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For value received, the undersigned, FIRST CAPITAL RESOURCES CORPORATION, Debtor-in-Possession, in Case No. 4-90-5889 pending in the United States Bankruptcy Court, District of Minnesota, Fourth Division ("Assignor") hereby sells, assigns, and transfers unto CAMBRIDGE REALTY CAPITAL, LTD. of Illinois, all of the right, title and interest of Assignor in and to (i) that certain Mortgage from Independent Trust Corporation, as Trustee under the provisions of a Trust Agreement dated November 1, 1984 and known as Trust No. 116 ("Mortgagor"), and recorded February 6, 1985 as document number 27435162 in the Office of the Recorder of Deeds of Cook County, Illinois, therein describing real estate which is described on Exhibit A Attached hereto and made a part hereof; (ii) that certain Regulatory Agreement for Land Development Projects under Title X dated February 1, 1985 and recorded February 6, 1985 as document number 27435163 in the Office of the Recorder of Deeds of Cook County, Illinois; (iii) that certain Financing Statement by Mortgagor filed in the Office of the Recorder of Deeds of Cook County, Illinois on February 6, 1985 as document number 85U04106; (iv) that certain Financing Statement by Village Square of Orland, Inc. filed in the Office of the Recorder of Deeds of Cook County, Illinois on February 6, 1985 as document number 85U04105; and in and to (v) the note described in such Mortgage, as the same has been modified, and all monies due or to become due thereon and all rights accrued or to accrue thereunder.

Dated: March 29, 1991

FIRST CAPITAL RESOURCES CORPORATION,
Debtor-in-Possession

BY:

Its:



[Handwritten signature]
[Handwritten initials]

Document prepared by and
upon execution return to:

Gail Beesen Dwars
Katten Muchin & Zavis
525 West Monroe Street
Suite 1600
Chicago, IL 60606

DEPT-D1 RECORDING \$19.29
T+3333 TRAN 9251 04/09/91 13:21:00
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COOK COUNTY RECORDER

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NOTICE

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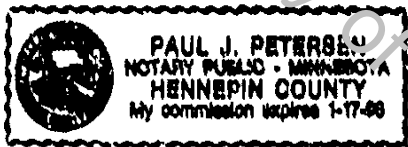
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State of _____)
County of _____) ss.

Before me, a Notary Public in and for said County and State, personally appeared John Ross, who acknowledged that he executed and delivered the foregoing instrument as the CEO of FIRST CAPITAL RESOURCES CORPORATION, Debtor-in-Possession for and on behalf of FIRST CAPITAL RESOURCES CORPORATION, Debtor-in-Possession as his duly authorized act.

In testimony whereof, I have hereunto set my hand and seal, this 26th day of ~~February~~^{MARCH}, 1991.



Paul J. Petersen

Notary Public

My Commission Expires: _____

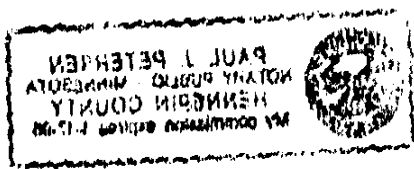
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Exhibit A

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LEGAL DESCRIPTION RIDER

PARCEL A:

That part of the East Half of the Northwest Quarter of Section 15, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:
Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 15; thence North 89 degrees 45 minutes 33 seconds West along the North line of the North Half of the Northeast Quarter of said Section 15 for a distance of 1342.83 feet to the East line of the said Northwest Quarter of Section 15; thence South 00 degrees 00 minutes 24 seconds West along the said East line of the Northwest Quarter of Section 15 for a distance of 648.87 feet to the South line of the North 20 acres of the East Half of the said Northwest Quarter of Section 15; thence North 89 degrees 47 minutes 39 seconds West along the said South line of the North 20 acres of the East Half of the Northwest Quarter of Section 15 for a distance of 460.00 feet to the Point of Beginning; thence South 00 degrees 00 minutes 00 seconds East for a distance of 126.15 feet; thence South 09 degrees 27 minutes 44 seconds East for a distance of 60.83 feet; thence South 00 degrees 00 minutes 00 seconds East for a distance of 320.00 feet; thence South 19 degrees 15 minutes 15 seconds West for a distance of 185.37 feet; thence South 41 degrees 27 minutes 08 seconds West for a distance of 100.07 feet; thence South 19 degrees 26 minutes 37 seconds West for a distance of 159.07 feet; thence South 00 degrees 00 minutes 00 seconds East for a distance of 625.00 feet; thence North 90 degrees 00 minutes 00 seconds East for a distance of 128.08 feet; thence North 47 degrees 15 minutes 25 seconds East for a distance of 77.57 feet; thence North 90 degrees 00 minutes 00 seconds East for a distance of 139.95 feet; thence South 00 degrees 00 minutes 00 seconds East for a distance of 99.70 feet; thence South 07 degrees 58 minutes 54 seconds East for a distance of 60.42 feet; thence South 15 degrees 10 minutes 08 seconds East for a distance of 130.00 feet; thence South 67 degrees 08 minutes 11 seconds West for a distance of 297.77 feet; thence North 90 degrees 00 minutes 00 seconds West for a distance of 405.00 feet to a point on a line lying 400.00 feet Easterly of and parallel to the West line of the said East Half of the Northwest Quarter of Section 15; thence North 00 degrees 00 minutes 14 seconds West along the said line lying 400.00 feet Easterly of and parallel to the West line of the East Half of the Northwest Quarter of Section 15 for a distance of 1880.93 feet to the said South line of the North 20 acres of the East Half of the Northwest Quarter of Section 15; thence South 89 degrees 47 minutes 39 seconds East along the said South line of the North 20 acres of the East Half of the Northwest Quarter of Section 15 for a distance of 482.42 feet to the Point of Beginning; containing 19.01 acres more or less.

PARCEL B:

The South 876.71 feet of the East 350.00 feet of the West 400.00 feet of the East Half of the Northwest Quarter of Section 15, Township 36 North, Range 12 East of the Third Principal Meridian, excepting therefrom the South 410.00 feet, all in Cook County, Illinois, and containing 3.750 acres more or less.

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PARCEL C

A PARCEL OF PROPERTY LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING MORE THOROUGHLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 (ALSO THE CENTER LINE OF 94th AVENUE) FOR A DISTANCE OF 64.99 FEET TO A POINT; THENCE SOUTH 89 DEGREES 38 MINUTES 48 SECONDS EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 FOR A DISTANCE OF 50.00 FEET TO A POINT (SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF 94TH AVENUE PER DOCUMENT NO. 70L16926); THENCE NORTH 00 DEGREES 00 MINUTES 18 SECONDS EAST ALONG A LINE PARALLEL TO AND 50.00 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 (SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF 94TH AVENUE) FOR A DISTANCE OF 964.68 FEET TO THE SOUTHERLY LINE OF SUNRISE DRIVE AS RECORDED BY DOCUMENT NO. 25884078; THENCE SOUTH 89 DEGREES 38 MINUTES 48 SECONDS EAST ALONG THE SAID SOUTHERLY LINE OF SUNRISE DRIVE FOR A DISTANCE OF 645.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE CURVED SOUTHERLY LINE OF SUNRISE DRIVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1310.86 FEET AND A CHORD WHICH BEARS NORTH 79 DEGREES 09 MINUTES 28 SECONDS EAST, FOR AN ARC DISTANCE OF 512.30 FEET; THENCE SOUTH 22 DEGREES 02 MINUTES 19 SECONDS EAST ALONG A LINE RADIAL TO THE LAST DESCRIBED CURVED LINE FOR A DISTANCE OF 208.30 FEET; THENCE SOUTH 41 DEGREES 48 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 100 FEET; THENCE NORTH 48 DEGREES 11 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 120.00 FEET; THENCE SOUTH 41 DEGREES 48 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 215.00 FEET; THENCE NORTH 48 DEGREES 11 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 40.00 FEET; THENCE SOUTH 41 DEGREES 48 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 87.05 FEET; THENCE NORTH 48 DEGREES 11 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 117.88 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 103.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 15 SECONDS EAST ALONG A LINE PARALLEL TO THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 15 FOR A DISTANCE OF 211.71 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL D:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 32 IN ORLAND SQUARE VILLAGE UNIT I, AS RECORDED BY DOCUMENT NO. 24736800 DATED NOVEMBER 27, 1978; THENCE SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, FOR A DISTANCE OF 507.81 FEET TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15; THENCE NORTH 89 DEGREES 50 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, FOR A DISTANCE OF 1200.24 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 204.60 FEET TO A POINT; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 830.00 FEET, AN INCLUDED ANGLE OF 6 DEGREES 14 MINUTES 33 SECONDS AND SUBTENDING A CHORD LENGTH 90.40 FEET AND BEARING SOUTH 85 DEGREES 52 MINUTES 45 SECONDS WEST, FOR AN ARC DISTANCE OF 90.43 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 129.92 FEET TO A POINT;

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ENCLOSURE

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PARCEL D (cont'd):

thence North 90 degrees 00 minutes 00 seconds East for a distance of 319.83 feet to a point; thence North 00 degrees 00 minutes 00 seconds East for a distance of 445.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East for a distance of 435.00 feet to a point; thence North 33 degrees 17 minutes 34 seconds East for a distance of 95.71 feet to a point; thence North 90 degrees 00 minutes 00 seconds East for a distance of 132.46 feet to a point; thence South 00 degrees 00 minutes 00 seconds West for a distance of 250.00 feet to a point; thence North 90 degrees 00 minutes 00 seconds East for a distance of 350.00 feet to the Point of Beginning, containing therein 18.2218 acres, more or less, all in Cook County, Illinois.

PARCEL E:

The North 455.71 feet of the South 1343.42 feet of the East 350.00 feet of the West 400.00 feet of the East Half of the Northwest Quarter of Section 15, Township 36 North, Range 12 East of the Third Principal Meridian, all in Cook County, Illinois, and containing 3.750 acres more or less.

PARCEL F:

A parcel of property located in the East Half of the Southwest Quarter of Section 15, Township 36 North, Range 12 East of the Third Principal Meridian and being more thoroughly described as follows: Commencing at the Southwest corner of the East Half of the Southwest Quarter of said Section 15; thence North 00 degrees 00 minutes 18 seconds East along the West line of the East Half of the Southwest Quarter of said Section 15 (also the center line of 94th Avenue) for a distance of 64.99 feet to a point; thence South 89 degrees 38 minutes 48 seconds East along a line parallel to the South line of the East Half of the Southwest Quarter of said Section 15 for a distance of 50.00 feet to a point (said point lying on the East right-of-way line of 94th Avenue per document no. 70L16926); thence North 00 degrees 00 minutes 18 seconds East along a line parallel to and 50.00 feet East of the West line of the East Half of the Southwest Quarter of said Section 15 (said line being the East right-of-way line of 94th Avenue) for a distance of 964.68 feet to the Southerly line of Sunrise Drive as recorded by document no. 25884078; thence South 89 degrees 38 minutes 48 seconds East along the said Southerly line of Sunrise Drive for a distance of 645.73 feet; thence South 00 degrees 00 minutes 45 seconds West, along a line parallel to the East line of the said Southwest Quarter of Section 15, for a distance of 211.71 feet to the Point of Beginning; thence South 89 degrees 59 minutes 15 seconds East for a distance of 103.00 feet; thence South 48 degrees 11 minutes 19 seconds East for a distance of 117.88 feet; thence North 41 degrees 48 minutes 41 seconds East for a distance of 87.05 feet; thence South 48 degrees 11 minutes 19 seconds East for a distance of 40.00 feet; thence North 41 degrees 48 minutes 41 seconds East for a distance of 215.00 feet; thence South 48 degrees 11 minutes 19 seconds East for a distance of 120.00 feet; thence South 41 degrees 48 minutes 41 seconds West for a distance of 548.35 feet to the North line of the South 450.00 feet of the said East

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PARCEL F (CONT'D)

HALF OF THE SOUTHWEST QUARTER OF SECTION 15; THENCE NORTH 89 DEGREES 38 MINUTES 48 SECONDS WEST ALONG THE SAID NORTH LINE OF THE SOUTH 450.00 FEET OF THE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 15 FOR A DISTANCE OF 146.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 45 SECONDS EAST ALONG A LINE PARALLEL TO THE EAST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 15 FOR A DISTANCE OF 367.96 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL G

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE FOR THE BENEFIT OF PARCELS A TO F OVER, UNDER AND UPON THE EAST 55 FEET OF LOTS 74 TO 77 IN ORLAND SQUARE VILLAGE UNIT III BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SET FORTH IN THE GRANT OF EASEMENT RECORDED AS DOCUMENT NO. 27435161.

TAX NOS.

27-15-111-001 thru 015

27-15-105-012

27-15-110-001 thru 032

27-15-107-048 thru 051

27-15-305-001 thru 040

27-15-306-001 thru 016

27-15-307-001 thru 008

27-15-207-008 thru 019

27-15-205-015 thru 031

27-15-219-001 thru 014

27-15-218-010 thru 026

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STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

Notary Public in and for the State of Illinois

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SECRET