

92957022

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ASSIGNMENT AND ACCEPTANCE OF MORTGAGE

ASSIGNMENT OF MORTGAGE

DEPT. OF RECORDING \$39.50
132222 TRAM 4784 12/11/92 14:56:00
76382 * - 92 - 937322
COOK COUNTY RECORDER

Know all men by these presents, that **THE FIRST NATIONAL BANK OF CHICAGO**, a national banking association, with its principal office located at One First National Plaza, Chicago, Illinois 60670-0001 ("Assignor"), for and in consideration of the payment of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby assign, transfer and convey without recourse, warranty or representation, except as expressly set forth below and in that certain Agreement to Purchase Loan and Assign Loan Documents dated December 8, 1992 by and between Assignor and Assignee (as hereinafter defined), to **CAPITAL ASSOCIATES REALTY ADVISORS**, not personally but solely as agent for **TEACHERS' RETIREMENT SYSTEM OF THE STATE OF ILLINOIS**, having an address at 1201 North Clark Street, Chicago, Illinois 60610 ("Assignee"), all of its right, title and interest in and to the following described documents:

1. Mortgage, Personal Property Security Agreement and Assignment of Leases and Rentals dated November 14, 1988, made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated November 1, 1988, and known as Trust Number 106874-08 ("Trust"), as mortgagor, for the benefit of Assignor, as mortgagee, encumbering the real estate and other security described therein and recorded in the Cook County Recorder's Office ("Recorder's Office") on November 15, 1988 as Document No. 88528917;
2. First Amendment to Mortgage, Personal Property Security Agreement and Assignment of Leases and Rentals dated November 28, 1989 recorded, made by Trust, as mortgagor for the benefit of Assignor, as mortgagee, and recorded December 4, 1989 as Document No. 89578229; and
3. Second Amendment to Mortgage, Personal Property Security Agreement and Assignment of Leases and Rentals dated September 25, 1990 made by Trust, as mortgagor for the benefit of Assignor, as mortgagee, and recorded in the Recorder's Office on December 25, 1990 as Document No. 90522575.

Items 1 through 3 above are sometimes collectively referred to as the "Mortgage". The Mortgage affects the real property described upon Exhibit A attached hereto and made a part hereof.

Assignor hereby represents and warrants to Assignee that it has not executed any prior assignment, pledge or conveyance of the Mortgage or any interest therein. This Assignment and Acceptance of Mortgage may be executed in any number of counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

*E 113167/10880228 Cook Co. Ill.
N 900938*

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IN WITNESS WHEREOF, Assignor has caused this Assignment of Mortgage to be executed as of the 11 day of December, 1992 by its duly authorized officer.

ASSIGNOR:

THE FIRST NATIONAL BANK OF CHICAGO, a national banking association

By: Steven Franklin
Name: STEVEN FRANKLIN
Title: VICE PRESIDENT

ATTEST:

[Signature]

ACCEPTANCE OF MORTGAGE

Assignee hereby accepts the foregoing Assignment of Mortgage as of the _____ day of December, 1992 by its duly authorized officer.

ASSIGNEE:

TEACHERS' RETIREMENT SYSTEM OF THE STATE OF ILLINOIS

By: CAPITAL ASSOCIATES REALTY ADVISORS, as its agent

By: _____
Name: _____
Title: _____

ATTEST:

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IN WITNESS WHEREOF, Assignor has caused this Assignment of Mortgage to be executed as of the _____ day of December, 1992 by its duly authorized officer.

ASSIGNOR:

THE FIRST NATIONAL BANK OF CHICAGO, a national banking association

By: _____
Name: _____
Title: _____

ATTEST:

ACCEPTANCE OF MORTGAGE

10/11 Assignee hereby accepts the foregoing Assignment of Mortgage as of the day of December, 1992, by its duly authorized officer.

ASSIGNEE:

TEACHERS' RETIREMENT SYSTEM OF THE STATE OF ILLINOIS

By: **CAPITAL ASSOCIATES REALTY ADVISORS**, as its agent

By: _____
Name: TERRY A. MCKAY
Title: Chairman

ATTEST:

Thomas M. Baker

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STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

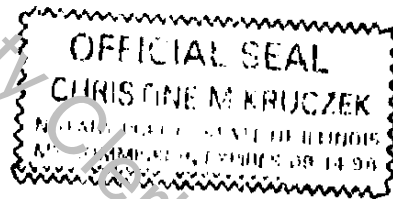
I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that _____ as _____ and _____, as _____; personally known to me to be the _____ and _____, respectively, of The First National Bank of Chicago, a national banking association, whose names are subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such _____ and _____ they signed and delivered the said Instrument on behalf of said Bank as their free and voluntary act and as the free and voluntary act and deed of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this _____ day of December, A.D. 1992.

Christine M. Kruczek

Notary Public

My commission expires: _____



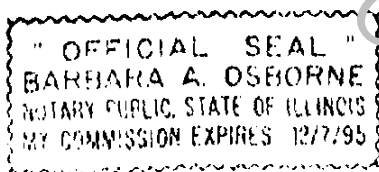
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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, BARBARA A. OSBORNE, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that TERESA A. MCKAY as CHAIRMAN and THOMAS J. PAGIAN as EXEC. V.P., personally known to me to be the CHAIRMAN and EXEC. V.P., respectively, of Capital Associates Realty Advisors, as agent for Teachers' Retirement System of the State of Illinois ("Teachers"), whose names are subscribed to the within Instrument, appeared before me this day in person and acknowledged that as such CHAIRMAN and EXEC. V.P. they signed and delivered the said Instrument on behalf of Teachers' as their free and voluntary act and as the free and voluntary act and deed of and on behalf Teachers', for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this 10th day of December, A.D. 1992.



Barbara A. Osborne
Notary Public

My commission expires: 12-7-95

THIS DOCUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Rudnick & Wolfe
203 North LaSalle Street, Suite 1800
Chicago, Illinois 60601-1293
Attention: Richard S. Rosenstein, Esq.

925-9022

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EXHIBIT A

Legal Description

LOT 33 (EXCEPT THE EAST 100 FEET AND 25/100 INCH ON THE NORTH LINE, BY THE EAST 100 FEET 1-5/8 INCHES ON THE SOUTH LINE AND EXCEPT THAT PART TAKEN FOR STREET), ALL OF LOT 34, LOT 35 (EXCEPT THE WEST 17 FEET), LOT 38 (EXCEPT THE WEST 17 FEET), ALL OF LOT 39 AND WEST 1/2 OF LOT 40 (EXCEPT THAT PART TAKEN FOR STREET) IN CIRCUIT COURT PARTITION OF OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31, AND 32 IN KIZIE'S ADDITION TO CHICAGO OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NOS. 17-10-210-003
17-10-210-004
17-10-210-005
17-10-210-009
17-10-210-010
17-10-210-019
17-10-210-020

ADDRESS: No street address

Bounded on the North by Ohio Street; on the East by McClurg Court and on the South by Grand Avenue and on the West by the Time-Life Building in Chicago, Illinois