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KNOW ALL MEN BY THESE PRESENTS, that the undersigned, LAUNDRYLAND SOUTH ASSOCIATES, L.P., an Illinois limited partnership, the owner of the premises described on Exhibit A attached hereto (hereinafter "Assignor"), in consideration of the premises and One and No/100 (\$1.00) dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over unto CHARLES S. HANSEN and CAROL M. HANSEN ("Assignee") for the use and benefit of the holder or holders and owner or owners of the notes secured by the mortgage made by Assignor to Assignee on January 27, 1992, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, all the rents, issues and profits now due or which may hereafter become due under and by virtue of any lease, whether written or verbal, or by virtue of any agreement for the use of occupancy of any part of said premises, heretofore made or entered into by the Assignee under the power hereby granted and all the rents, issues and profits now due or use or occupancy of any part of said premises in the absence of any agreement, either written or oral, in respect thereto, and does hereby appoint irrevocably Assignee true and lawful agent in its name and stead to collect all of said rents, issues and profits now due or which shall hereafter become due under the leases or agreements, written or verbal, existing or which may hereafter exist for said premises, or any portion thereof; to use such measures legal or equitable, as in the discretion of Assignee may be deemed proper or necessary to enforce the payment of such rents, issues or profits, to secure and maintain possession of said premises, and to operate and manage said premises, through such agent or agents as Assignee may designate; to rent, lease or let all or any portion of said premises to any party or parties at such rental and upon such terms as the said Assignee shall in its discretion determine, all

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ASSIGNMENT OF RENTS

EXHIBIT A

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without notice at any time hereafter to the undersigned, its successors and assigns.

The rents, issues and profits so received by said Assignee shall be applied in such order as it may determine, on account of the following:

1. Expenses and attorney's fees incurred by said Assignee in connection with the execution of this Agreement or which may hereafter, from time to time, be so incurred in connection therewith.

2. Expenses, incident to the management and operation of said premises, including attorney's fees and management commission, either to said Assignee or such agent or agents as it may retain.

3. Taxes and assessments levied against said premises;

4. Interest, principal and other charges which shall, from time to time, become due under the terms of the Mortgage above described and the note or notes secured thereby, without prejudice to the right of the trustee/mortgagee or the holder or holders and owner or owners of any of the note or notes secured thereby to enforce any remedy or remedies which it or they may have by reason of the default now existing or which may hereafter, from time to time, exist under the terms of said Mortgage and the note or notes secured thereby.

Notwithstanding anything herein contained to the contrary, it is expressly understood and agreed that this assignment of rents will not be exercised unless and until a default occurs under the terms of said Mortgage and/or said note or notes and after expiration of any applicable grace periods. The rights and powers of the Assignee hereunder may be assigned by instrument in writing to any

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subsequent holder of the note or notes secured by said Mortgage, and such assignee and any successive assignees are hereby given the same rights and powers as the assignee named herein. Forbearance by Assignee in exercising any of its rights or remedies hereunder shall not constitute a waiver of or preclude the exercise of such rights or remedies thereafter.

IN WITNESS WHEREOF, said LAUNDRYLAND SOUTH ASSOCIATES, L.P. has caused this instrument to be signed in its name and behalf by its corporate general partner by its President and attested to by its Secretary and its corporate seal to be hereunto affixed, on the 31st day of January, 1992.

LAUNDRYLAND SOUTH ASSOCIATES, L.P.

By: Laundryland South, Inc.
General Partner

By: [Signature]
Its: [Signature]

Attest:

By: _____
Its: _____

THIS INSTRUMENT WAS PREPARED BY: [Signature]
Martin S. Korey
Stone, Pogrud, Korey & Spagat
221 North LaSalle Street, Suite 3200
Chicago, Illinois 60601

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STATE OF ILLINOIS

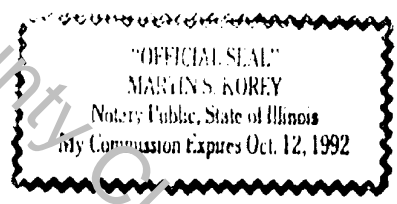
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COUNTY OF COOK

I, MARTIN S. KOREY, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that ROBERT WEINSTEIN, President of Imperial Steel, Inc. and ROBERT of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ROBERT and ROBERT, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the ROBERT did also then and there acknowledge that ROBERT he as custodian of the corporate seal of said Company, said Company, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND NOTARIAL SEAL this 31st day of January, 1992.

Martin S. Korey
Notary Public
My Commission Expires: _____



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QUIK WASH I

LAND-Legal Description - That part of Lots 1 and 2 in Block 5 in Stewart's
Subdivision of the North 1/2 of the Southeast
1/4 of Section 28, Township 38 North Range 14,
East of the Third Meridian, lying West of
Vincennes Road, in Cook County, Illinois.

Commonly Known as, 251 West 75th Street,
Chicago, Illinois 60620

Permanent Index Number, 20-28-401-003-000
20-28-401-004-000

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