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~~EXHIBIT B~~

## ASSIGNMENT OF RENTS

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 QUICK WASH IV, INC., an Illinois corporation ("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 31, 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 undersigned or which shall hereafter be made or entered into by 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

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determine, all 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 subsequent holder of the note or notes secured by said Mortgage,

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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:  
Martin S. Korey  
Stone, Pogrund, Korey & Spagat  
221 North LaSalle Street, Suite 3200  
Chicago, Illinois 60601

MSK:jm  
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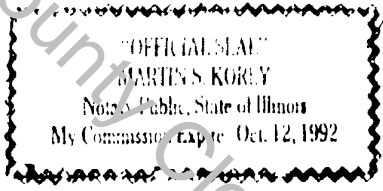
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COUNTY OF COOK

I, Martin S. Corey a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Robert Van Sledright President of Lawrence Corporation and [Signature] of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, 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 said Company, for the uses and purposes therein set forth; and the Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Company, did affix said corporate seal of said Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

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

Martin S. Corey  
Notary Public  
My Commission Expires: \_\_\_\_\_



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## LEGAL DESCRIPTION:

## PARCEL 1:

THAT PART OF LOTS 9 AND 10 AND THAT PART OF THE 30 FEET PRIVATE ALLEY LYING BETWEEN SAID LOTS 9 AND 10 IN J.D. LEHMER'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10 AND RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID LOTS AND SUBDIVISION 341.16 FEET; THENCE SOUTH 21 DEGREES, 18 MINUTES EAST FROM SAID WEST LINE OF LOTS AND SUBDIVISION 69.70 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 383 FEET AND A CENTRAL ANGLE OF 22 DEGREES, 20 MINUTES, 38 SECONDS FOR A DISTANCE OF 149.36 FEET TO A POINT OF INTERSECTION WITH A LINE DRAWN 105 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF SAID LOTS 9 AND 10 IN J.D. LEHMER'S SUBDIVISION; THENCE SOUTH ALONG SAID PARALLEL LINE 151.10 FEET TO THE SOUTH LINE OF SAID LOT 10, SAID SOUTH LINE OF LOT 10 ALSO BEING THE NORTH LINE OF WEST 47TH ST IN THE CITY OF CHICAGO; THENCE NORTH 89 DEGREES, 57 MINUTES WEST ALONG THE SOUTH LINE OF LOT 10 AND NORTH LINE OF WEST 47TH ST 105 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THAT PART OF LOTS 9 AND 10 AND THAT PART OF THE 30 FOOT PRIVATE ALLEY LYING BETWEEN SAID LOTS 9 AND 10 IN J. D. LEHMER'S SUBDIVISION OF THE SOUTH EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10 AND RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID LOTS AND SUBDIVISION 341.16 FEET; THENCE SOUTH 21 DEGREES, 18 MINUTES, 00 SECONDS EAST FROM SAID WEST LINE OF SAID LOTS AND SUBDIVISION 69.70 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 383 FEET AND A CENTRAL ANGLE OF 22 DEGREES, 20 MINUTES, 38 SECONDS FOR A DISTANCE OF 149.36 FEET TO A POINT OF INTERSECTION WITH A LINE DRAWN 105 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 9 AND 10 IN J. D. LEHMER'S SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUING SOUTHEASTERLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 383 FEET AND A CENTRAL ANGLE OF 12 DEGREES, 49 MINUTES, 32 SECONDS FOR A DISTANCE OF 85.72 FEET TO A POINT OF COMPOUND CURVE; CONTINUING THENCE SOUTHEASTERLY ON THE ARC OF A CIRCLE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 655 FEET AND A CENTRAL ANGLE OF 18 DEGREES, 40 MINUTES, 30 SECONDS FOR A DISTANCE OF 213.49 FEET TO A POINT OF INTERSECTION WITH A LINE 364.46 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 9 AND 10 OF J. D. LEHMER'S SUBDIVISION; THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 9.30 FEET TO THE SOUTH LINE OF SAID LOT 10, SAID LINE ALSO BEING THE NORTH LINE OF WEST 47TH STREET IN THE CITY OF CHICAGO, AND ALSO BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST 47TH STREET WITH THE EAST LINE OF SOUTH ADA STREET AS LAID OUT TO THE SOUTH IN SAID CITY OF CHICAGO AND EXTENDED NORTH; THENCE NORTH 89 DEGREES, 57 MINUTES, 00 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 10 AND NORTH LINE OF WEST 47TH STREET 259.46 FEET, TO A POINT 105 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 10 IN J. D. LEHMER'S SUBDIVISION AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 10; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH AND 105 FEET EAST OF THE WEST LINE OF SAID LOTS 9 AND 10, A DISTANCE OF 151.10 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 20-05-311-014-0000

ADDRESS: 1356 WEST 47TH STREET, CHICAGO, ILLINOIS

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