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ASSIGNMENT AND ASSUMPTION AGREEMENT

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This Agreement is made as of March 25, 1993, by and between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally, but solely as Trustee under a Trust Agreement dated March 15, 1988 and known as Trust No. 104804-08 ("Assignor") and BOULEVARD BANK NATIONAL ASSOCIATION, not personally, but solely as Trustee under a Trust Agreement dated March 22, 1993, and known as Trust No. 9515 ("Assignee").

A. Assignment. For good and valuable consideration, receipt of which is hereby acknowledged, Assignor hereby assigns, transfers and conveys to Assignee all right, title and interest of Assignor in the following documents, which evidence and secure a loan from Boulevard Bank National Association, a national banking association ("Lender") to Assignor in the principal amount of One Million Six Hundred Fifty Thousand and No/100 Dollars (\$1,650,000.00) (the "Loan"):

1. Note dated as of March 25, 1993, executed by Assignor payable to the order of Lender in the original principal amount of One Million Six Hundred Fifty Thousand and No/100 Dollars (\$1,650,000.00).
2. Mortgage dated as of March 25, 1993, executed by Assignor in favor of Lender covering the property legally described on Exhibit A (the "Mortgaged Premises").
Recorded as document 93225 1010
3. Collateral Assignment of Rents and Leases dated as of March 25, 1993, executed by Assignor in favor of Lender.
Recorded as document 93225 1010
4. Security Agreement dated as of March 25, 1993, executed by Assignor and Inland Real Estate Growth Fund, L.P. in favor of Lender.
5. UCC-1 and UCC-2 Financing Statements executed by Assignor, as Debtor, in favor of Lender, as Secured Party.

The Note, Mortgage, Collateral Assignment of Rents and Leases, Security Agreement, UCC-1 and UCC-2 Financing Statements and any and all other documents executed in connection with the Loan are hereinafter individually and collectively referred to as the "Loan Documents".

B. Assumption. Assignee assumes all of Assignor's rights and obligations under the Loan Documents, agrees to be bound by all of the terms, covenants, conditions and agreements set forth in the Loan Documents, hereby adopts and restates all of the

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representations and warranties set forth in the Loan Documents and agrees to perform all of Assignor's obligations under the Loan Documents.

C. Notice. Any notice required to be given to Assignee pursuant to the terms of the Loan Documents shall be in writing and shall be sent to Assignee pursuant to the terms of the Loan Documents as follows:

Assignee: Boulevard Bank National Association Trust No. 9615
c/o Inland Real Estate Growth Fund, L.P.
2901 Butterfield Road
Oak Brook, Illinois 60521

This Assignment and the terms and provisions hereof shall inure to the benefit of and be binding upon the successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have executed this Assignment as of the date and year first above written.

ASSIGNOR:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, Not Personally, But Solely as Trustee Under a Trust Agreement dated March 15, 1988 and Known as Trust No. 104804-08

By _____
Its: _____

By _____
Its: _____

ASSIGNEE:

BOULEVARD BANK NATIONAL ASSOCIATION, Not Personally, But Solely as Trustee Under a Trust Agreement dated March 22, 1993, and Known as Trust No. 9615

By _____
Its: Asst. Vice President

By Michael Bernauer
Its: Asst. Vice President

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The undersigned hereby certifies that the foregoing is a true and correct copy of the original as the same appears in the records of the Trustee.

See Trustee's rider attached hereto and made a part hereof.

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Trustee's rider attached hereto and as

RIDER ATTACHED TO AND MADE A PART OF DOCUMENT DATED 3-25-93
UNDER TRUST NO. 9613.

This instrument is executed by BOULEVARD BANK NATIONAL ASSOCIATION, not personally but solely as Trustee, as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee. All the covenants, provisions, stipulations, covenants and conditions to be performed by BOULEVARD BANK NATIONAL ASSOCIATION are undertaken by it solely as Trustee, as aforesaid, and not individually and all statements herein made are made on information and belief and are to be construed accordingly, and no personal liability shall be asserted or be enforceable against BOULEVARD BANK NATIONAL ASSOCIATION by reason of any of the terms, provisions, stipulations, covenants and/or statements contained in this instrument.

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STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that ~~A. MICHAEL STEPHAN~~ and ~~Gregory S. Keenan~~ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ~~VICE PRESIDENT~~ and ~~ASSISTANT SECRETARY~~ of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, Not Personally, But Solely as Trustee Under a Trust Agreement dated March 15, 1988 and Known as Trust No. 104804-08 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 national banking association, as Trustee, for the uses and purposes therein set forth.

MAR 25 1988

GIVEN under my hand and notarial seal this _____ day of _____, 19____.

LM. Sovinski

 Notary Public

My Commission Expires:



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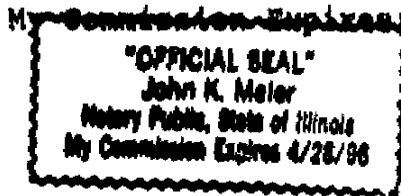
STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that JACK P. O'CONNOR and Michelle Flermann, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Asst. Vice President and Asst. Vice President of BOULEVARD BANK NATIONAL ASSOCIATION, Not Personally, But Solely as Trustee Under a Trust Agreement dated March 22, 1993, and Known as Trust No. 9815, 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 national banking association, as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of March, 1993.

John K. Meier
Notary Public



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John A. ...
Water Public ...
My Commission Expires ...

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EXHIBIT A

LEGAL DESCRIPTION

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 20, WHICH IS 276.2 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND RUNNING THENCE WEST ALONG THE SAID NORTH LINE 250 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST 1/2 OF THE SAID NORTHWEST 1/4 A DISTANCE OF 527 FEET; THENCE EAST ON A LINE PARALLEL WITH THE SAID NORTH LINE OF 250 FEET AND THENCE NORTH ON A LINE PARALLEL WITH SAID EAST LINE 527 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PORTION THEREOF LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE, BEGINNING IN THE WEST LINE OF SAID WEST 250 FEET 144.50 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON THE WEST LINE OF THE WEST 250 FEET) AND EXTENDING TO THE EAST LINE OF SAID WEST 250 FEET 145.30 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST 1/4 (AS MEASURED ON THE EAST LINE OF SAID WEST 250 FEET) EXCEPTING THEREFROM THAT PART OF EXISTING RIGHT OF WAY OF PALATINE ROAD HERETOFORE CONVEYED TO THE COUNTY OF COOK COUNTY, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT A AND LOT B IN ARLINGTON HIGHLAND, BEING A SUBDIVISION OF PARTS OF SECTIONS 19 AND 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

25 EAST PALATINE ROAD
ARLINGTON HEIGHTS, ILLINOIS

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03-20-100-024

03-20-100-017

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