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QUITCLAIM ASSIGNMENT OF LEASES, CONTRACTS, PERMITS AND OTHER RIGHTS

THIS AGREEMENT is dated this 28 day of January, 1993 by and between BOB'S HOLDING COMPANY, an Illinois corporation (the "Assignor") and SAL'S HOLDING COMPANY, an Illinois corporation, and TONY'S HOLDING COMPANY, an Illinois corporation (collectively the "Assignee").

W I T N E S S E T H:

WHEREAS, Assignor desires to transfer all of its right, title and interest, if any, in and to that certain property described in Exhibit "A" attached hereto (the "Property") and Assignee desires to acquire all of Assignor's right, title and interest in and to that Property in accordance with the terms of the Settlement Agreement;

WHEREAS, in connection with the foregoing transfer, Assignor desires to assign, and Assignee desires to acquire, all of Assignor's right, title and interest under any of the leases (the "Leases"), contracts (the "Contracts"), permits (the "Permits") and other miscellaneous agreements ("Agreements") affecting the Property.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) by each party hereto to the other in hand paid, the receipt of which is hereby acknowledged, and for other good and valuable consideration, the parties hereto agree and covenant as follows:

1. Assignor assigns to Assignee, effective October 1, 1992 (the "Effective Date") all of Assignor's right, title and interest, if any, in and to any Leases, Contracts (including, but not limited to service contracts and employment contracts), Permits and other miscellaneous Agreements, together with the benefit of each and every of the rights, covenants and other provisions therein contained, as follows:

- a. an undivided sixty-one percent (61%) interest in and to Sal's Holding Company, an Illinois corporation; and
- b. an undivided thirty-nine percent (39%) interest in and to Tony's Holding Company, an Illinois corporation.

2. This Assignment is made by the Assignor and accepted by the Assignee, subject to all of the obligations and liabilities of the Assignor under all of the Leases, Contracts, Permits and other miscellaneous Agreements which may accrue after the date hereof,

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which obligations and liabilities, by acceptance thereof, the Assignee hereby expressly assumes.

3. Assignor hereby covenants to Assignee that, to the best of its knowledge, it is not in default under the terms of any Lease, Contract, Permit or other Agreement affecting the Property. Assignor further covenants that it has full and lawful authority to make this assignment.

4. Assignee agrees to assume the rights, obligations and liabilities set forth in any Lease, Contract, Permit or other Agreement affecting the Property as of October 1, 1992, and will perform and observe all covenants contained on Assignor's part to be performed and observed, which shall accrue after said last mentioned date.

Assignor shall be relieved of any and all liability or obligations under any Lease, Contract, Permit or other Agreement affecting the Property which shall accrue from and after October 1, 1992.

Dated this 28 day of January, 1993.

ASSIGNOR:

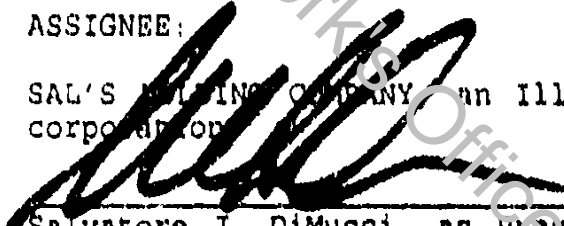
BOB'S HOLDING COMPANY, an Illinois corporation



Robert J. DiMucci, as President and Secretary

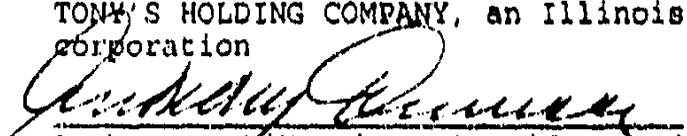
ASSIGNEE:

SAL'S HOLDING COMPANY, an Illinois corporation



Salvatore J. DiMucci, as President and Secretary

TONY'S HOLDING COMPANY, an Illinois corporation



Anthony P. DiMucci, as President and Secretary

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EXHIBIT A

(Redwood Apartments)

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 19 IN ELK RIDGE VILLA UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 29, 1962 AS DOCUMENT NUMBER 2041560.

08-14-300 007 through 013

Property of Cook County Clerk's Office

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