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ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS

(15A)

This Assignment of Mortgage and Other Loan Documents (the "Assignment") is made and entered into as of the 15th day of December, 1993 by The XXIV Mortgage Corporation, an Illinois corporation (the "Assignor") to Huntoon Hastings Capital Corp., a Connecticut corporation (the "Assignee").

DEPT-01 RECORDING \$29.50

T#0000 TRAN 6463 02/07/94 09:35:00

W I T N E S S E T H : #6270 * - 94 - 122668

COOK COUNTY RECORDER

WHEREAS, Assignor is the holder of a promissory note (the "Note") dated December 15, 1993 which evidences a loan (the "Loan") to American National Bank and Trust Company of Chicago, not personally, but solely as Trustee under Trust Agreement dated January 20, 1993 and known as Trust No. 1116529-06 and Plaza Acquisition, Inc., an Illinois corporation in the original principal amount of Eight Million Seven Hundred Forty-Eight Thousand and 00/100 Dollars (\$8,748,000.00); and

WHEREAS, the Note is secured by, among other things:

(a) that certain mortgage (the "Mortgage") which is more fully described in Exhibit A attached hereto, which Mortgage encumbers real estate commonly known as Plaza at Buffalo Grove, Buffalo Grove, Illinois and legally described in Exhibit B attached hereto; and

(b) Other loan documents (collectively, the "Other Loan Documents") including, but not limited to those documents described on Exhibit A; and

WHEREAS, Assignor and Assignee have agreed that Assignor shall assign all of its right, title and interest in and to the Loan to Assignee.

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A G R E E M E N T

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby agrees as follows:

1. Assignor hereby assigns all of its right, title and interest in and into the Loan to Assignor, together with all of Assignor's right, title and interest in and to the Note, the Mortgage and the Other Loan Documents.

2. This Assignment shall be binding upon and inure to the benefits of the parties hereto and their respective heirs, executors, administrators, successors-in-interest and assigns.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

THE XXIV MORTGAGE CORPORATION, an
Illinois Corporation

By: _____

Attest:

This Document Was Prepared By and
After Recording Should Be Returned to:
Rosenthal and Schanfield
55 East Monroe Street
46th Floor
Chicago, Illinois 60603
Attention: Michael B. Viner

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary C. Warden, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Richard G. Fardus and _____, personally known to me to be the _____ President and _____ Secretary respectively, of The XXIV Mortgage Corporation, 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 corporate general partner and said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 30th day of December, 1993.

Mary C. Warden
Notary Public

My commission expires:

OFFICIAL SEAL
MARY C. WARDEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES _____

Clerk of Cook County Clerk's Office

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EXHIBIT A

1. Mortgage, recorded as Document No. 94050015 as amended by First Amendment to Mortgage recorded as Document No. 94050017 and further amended by Amendment to Mortgage recorded as Document No. 94050019 as further amended by Modification Agreement recorded as Document No. 94050021 as further amended by Fourth Amendment Agreement recorded as Document No. 94050022.
2. Assignment of Rents and Leases, recorded as Document No. 94050016 as amended by First Amendment to Assignment of Rents and Leases recorded as Document No. 94050018 as further amended by Amendment to Assignment of Rents and Leases recorded as Document No. 94050020.
3. UCC Finance Statements, recorded as Document No. 94U00773 and filed as Document No. 3211978 with the Illinois Secretary of State.
4. UCC Finance Statements recorded as Document No. 94U00774 and filed as Document No. 3211979 with the Illinois Secretary of State.
5. Assignment of Beneficial Interest under Land Trust for Collateral Purposes dated December 15, 1993.
6. Loan Agreement dated December 15, 1993, as amended.
7. Security Agreement dated December 15, 1993

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EXHIBIT 1

Legal Description

LOT 1 IN RANCH MART SUBDIVISION, BEING A SUBDIVISION IN THE WEST 3/4 OF THE
SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Plaza at Buffalo Grove
Northwest corner of Dundee Road and Buffalo Grove Road,
Buffalo Grove, Illinois

Permanent Index No. 03-04-301-031-000

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