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94-299766

ASSIGNMENT OF SECURED PROMISSORY NOTE AND SUBLEASEHOLD MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

Secured Promissory Note:

Borrower: LASALLE NATIONAL BANK, not personally but solely
as Trustee under Trust Agreement dated January 18, 1984 and known
as Trust No. 107550

Orig. Note Prin.: \$4,500,000.00 Note Date: 06/26/84

Subleasehold Mortgage, Assignment of Rents and Leases and Security Agreement:

Instrument Date: 06/26/84 Recording Date: 06/29/84
County: Cook State: Illinois
Document #: 27153436

. DEPT-01 RECORDING \$39.50
. T6666 TRAN 6611 04/04/94 15:22:00
. #2120 # RC # 94-299766
COOK COUNTY RECORDER

Assignment of Leases and Rents:

Instrument Date: 06/26/84 Recording Date: 06/29/84
County: Cook State: Illinois
Document #: 27153437

Extension and Modification of Note and Mortgage Agreement:

Instrument Date: 11/27/90 Recording Date: 12/11/90
County: Cook State: Illinois
Document #: 90600731

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Second Modification and Extension Agreement:

Instrument Date: 06/26/91 Recording Date: 01/29/92
County: Cook State: Illinois
Document #: 92059130

Third Modification and Extension Agreement:

Instrument Date: 06/26/92 Recording Date: 09/08/92
County: Cook State: Illinois
Document #: 92663226

Fourth Modification and Extension Agreement:

Instrument Date: March 8, 1994 Recording Date: To Be Recorded
County: Cook State: Illinois
Document #: To Be Recorded

FOR VALUE RECEIVED, BARCLAYS BUSINESS CREDIT, INC., a Connecticut corporation formerly known as Barclays American/Business Credit, Inc. ("Assignor"), does hereby assign, convey, transfer and set over to COSMOPOLITAN BANK AND TRUST, a banking association with an address at 801 North Clark Street, Chicago, Illinois 60610 ("Assignee"), all its right, title and interest in that certain secured promissory note described above, and all related security instruments, guaranties, and collateral, including the Mortgage described above.

This Assignment is made by Assignor without representation, warranty or recourse (express or implied) in any event whatsoever, except that (i) Assignor warrants and represents that it is the true and lawful holder of the above-described secured promissory note and security instruments, that no previous assignment in them has been given by Lender and that it has the requisite corporate authority to sell the loan; (ii) there is now owing under said Mortgage, without offset or defense of any kind, the principal sum of THREE MILLION FOUR HUNDRED THIRTY-TWO THOUSAND SEVEN

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2/2/94

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HUNDRED DOLLARS (\$3,432,700.00) with interest thereon as provided in said Mortgage and note; and (iii) all payments of principal, interest and real estate tax escrow deposits required under said Mortgage and note are current within thirty days prior to the date hereof. It is understood that by accepting this Assignment, Assignee, its successors and assigns, forever release and discharge Assignor from any claim or liability relating to the above described promissory note and all related security instruments, guaranties and collateral, except with respect to Assignor's representations stated in the immediately preceding sentence.

This Assignment shall be binding upon the Assignor and its successors and assigns, and shall inure to the benefit of the Assignee and its successors and assigns, and shall be construed in accordance with the laws of the State of Connecticut.

IN WITNESS WHEREOF, the Assignor has caused this instrument to be duly executed and sealed by its authorized officers on this 2nd day of March, 1994.

Attest: David A. Lorensen
David A. Lorensen
Its: Senior Assistant Secretary

BARCLAYS BUSINESS CREDIT, INC., a
Connecticut corporation f/k/a
BarclaysAmerican/Business Credit, Inc.

By: Sandra D. Hanson
Sandra D. Hanson
Its: Senior Vice President

[SEAL]

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STATE OF CONNECTICUT)
) ss. Glastonbury
COUNTY OF HARTFORD)

On this the 2nd day of March, 1994, before me, Judith W. Cariglia, the undersigned officer, personally appeared Sandra D. Hanson, who acknowledged herself to be the Senior Vice President of BARCLAYS BUSINESS CREDIT, INC., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Senior Vice President.

In witness whereof I hereunto set my hand

Judith W. Cariglia
Notary Public

My Commission Expires:

JUDITH W. CARIGLIA
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 1998

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Cosmopolitan Bank - Trust
201 N. Clark St.
Chicago, IL 60610