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ASSIGNMENT OF
MULTIFAMILY MORTGAGE
(The Hallmark)

95875279

KNOW ALL MEN BY THESE PRESENTS:

THAT WASHINGTON CAPITAL DUS, INC., a Delaware corporation, whose address is 1616 North Fort Myer Drive, Suite 1210, Arlington, Virginia 22209 ("WCD"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns and delivers to FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized and existing under the laws of the United States, whose address is c/o Washington Capital DUS, Inc., 1616 North Fort Myer Drive, Suite 1210, Arlington, Virginia 22209, its successors, participants and assigns, all right, title and interest of WCD in and to the following:

A Multifamily Mortgage, Assignment of Rents and Security Agreement by Hallmark Partners, L.P., an Illinois limited partnership (the "Borrower") and WCD, dated the 11th day of December, 1995 and recorded on the 15th day of December, 1995, in the Land Records of Cook County, Illinois under

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securing the payment of a Multifamily Note, dated the 11th day of December, 1995, in the original principal amount of \$34,627,000.00 made by the Borrower, payable to the order of WCD, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

This Assignment Agreement shall be governed in all respects by the laws of the state in which the aforementioned instrument was recorded and shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, WCD has caused its name to be signed hereto by Bridget O. Schmitz, its Executive Vice President, and does hereby appoint said Bridget O. Schmitz, its authorized officer to execute, acknowledge and deliver these presents on its behalf, all done on this 8th day of December, 1995, to be effective as of the 11th day of December, 1995.

WITNESS/ATTEST:

WASHINGTON CAPITAL DUS, INC., a
Delaware corporation

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Mindy

By: *Bridget O. Schmitz* (SEAL)
Bridget O. Schmitz
Executive Vice President

DEPT-01 RECORDING

175555 TRAN 3608 12/15/95 15:50:00

18997 E.J. *-95-875279

COOK COUNTY RECORDER

\$27.00

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ACKNOWLEDGMENT

STATE OF VIRGINIA, Arlington County ss:

The foregoing instrument was acknowledged before me this 24 day of December, 1995 by Bridget O. Schmitz, the Executive Vice President of Washington Capital DUS, Inc., a Delaware corporation, on behalf of the corporation.

My Commission Expires:

November 30, 1997

John D. Washburn
Notary Public

(smuckles.107696.24)not)514.ann

RETURN TO: J. in Shu.
TICOR TITLE INSURANCE
203 N. LaSALLE, STE. 1400
CHICAGO, IL 60601
RE: 84-03194-14

BOX 15



prepared by:

G. Scott Carter, Esq.

Pepper, Hamilton and Scheetz

1500 19th St. NW

Washington, D.C. 20036

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Exhibit A

PARCEL 1:

The North 50 feet of the South 105 feet of the East 180 feet of that part of Lot 8 lying West of the West Boundary Line of Lincoln Park, as established by decree of the Circuit Court of Cook County, Illinois entered October 31, 1904, in Case General Number 256886, all in County Clerk's Division of Lots 2, 3 and 4 and of the South 33 feet of Lot 1 in the Assessor's Division of Lots 1 and 2 in the City of Chicago Subdivision of the East Fractional Half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, meaning and intending to describe a tract of land bounded as follows:

Beginning on the West Boundary Line of Lincoln Park established as aforesaid, at a point 55 feet North of the North line of Oakdale Avenue; thence North 50 feet; thence West 180 feet; thence South 50 feet; thence East 180 feet to the point of beginning in Cook County, Illinois.

PARCEL 2:

That part of Lot 2 in Assessor's Division of Lots 1 and 2 in the City of Chicago Subdivision of the East Fractional Half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian described as follows:

Beginning at a point on the West Boundary Line of Lincoln Park, as established by Decree of the Circuit Court of Cook County, Illinois entered October 31, 1904 in Case 256886, said point of beginning being 80 feet due South from the South line of Wellington Street extended East; thence running West 200 feet along a line at all points 80 feet due South from the South line of Wellington Street extended East; running thence Southerly on a line at all points 200 feet West of said West Boundary Line of Lincoln Park to a point on the North line of the alley as dedicated by instrument recorded in the Recorder's Office of Cook County, Illinois on March 16, 1915 as Document 5594071; running thence East on the North line of said alley to a point 180 feet West of said West Boundary Line of Lincoln Park; running thence Southerly on the East line of said alley to a point 105 feet North of the North line of Oakdale Avenue, said point being on the North line of the premises conveyed to Frank A. Hecht, Clara K. Hecht and Frank A. Hecht, Jr. by Deed dated November 16, 1917 and recorded in the Recorder's Office of Cook County, Illinois as Document 6231480; running thence East on a line parallel with the Northline of Oakdale Avenue and being the North line of the premises so conveyed to Frank A. Hecht, Clara K. Hecht and Frank A. Hecht, Jr., 180 feet to said West Boundary Line of Lincoln Park and running thence North along said West Boundary Line of Lincoln Park to the place of beginning, in Cook County, Illinois.

PARCEL 3:

That part of Lots 2 and 3 in the Assessor's Division of Lots 1 and 2 in a subdivision

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2960 N. Lake Shore Dr.

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by the City of Chicago of the East Fractional Half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian and of the accretions East of and adjoining said premises described as follows:

Commencing at a point in the West Boundary Line of Lincoln Park, as established by Decree of the Circuit Court of Cook County, Illinois entered October 31, 1904 in Case 256886, where said Boundary Line is intersected by the North line of Oakdale Avenue; thence North along said Boundary Line 55 feet; thence West along a line parallel with the North line of said Oakdale Avenue 180 feet; thence South parallel with the Boundary Line of Lincoln Park as established in Case 256886, 55 feet to the North line of said Oakdale Avenue; thence East along the North line of said Oakdale Avenue 180 feet to the point of beginning in Cook County, Illinois.

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