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DEPT-01 RECORDING \$27.50
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 COOK COUNTY RECORDER

ASSIGNMENT OF LEASES

27 50
in

This Assignment, dated December 18, 1995, made by PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY, a New York corporation (formerly known as Phoenix Mutual Life Insurance Company, a Connecticut corporation), with executive offices at One American Row, Hartford, CT 06102 ("PHL"), for the benefit of WHPX-S Real Estate Limited Partnership, a Delaware Limited Partnership, having an address of 100 Crescent Court, Suite 1000, Dallas, Texas 75201.

Reference is hereby made to the assignment of leases (the Assignment of Leases) described in Exhibit A attached to and made a part hereof, which encumbers real estate located in Cook County, State of Illinois and more particularly described on Exhibit B attached hereto. PHL is the record owner and holder of the Assignment of Leases.

PHL does hereby assign all right, title and interest in and to the Assignment of Leases to WHPX-S Real Estate Limited Partnership, a Delaware limited partnership.

IN WITNESS WHEREOF, the undersigned has executed this Assignment under seal, on the date first above mentioned.

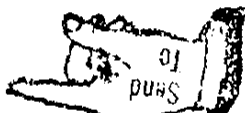
PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY, F/K/A Phoenix Mutual Life Insurance Company

By: [Signature]
 Barbara Rubin Vice President

Attest: [Signature]
 Laurence P. Fleming Assistant Secretary

Drafted by:
 Josephine A. Metusky, Legal Assistant
 Phoenix Home Life Mutual Ins. Co.
 One American Row, Hartford, CT 06102

When Recorded, Return to
 WHPX-S Real Estate Limited Partnership
 100 Crescent Court, Suite 1000
 Dallas, Texas 75201



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STATE OF CONNECTICUT)
) ss:
COUNTY OF HARTFORD)

I, Josephine A. Melusky, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Barbara Rubin and Laurence P. Fleming, the Vice President and Assistant Secretary, respectively, of PHOENIX HOME LIFE MUTUAL INSURANCE COMPANY, a New York corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, appeared before me this day in person and acknowledged that they signed and delivered said instrument as such officers of said corporation, as their own free and voluntary act and as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 18th day of December, 1995.

Josephine A. Melusky
Notary Public

My Commission Expires:

JOSEPHINE A. MELUSKY
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2000

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

Attached to and Made a Part of a Certain Assignment of Leases dated as of the date first above written to WHPX-S Real Estate Limited Partnership, a Delaware limited partnership.

Name of Document: Assignment of Rents and Leases

Date: January 25, 1980

Recorded: April 25, 1980 as Document No. 25437145
in Cook County Recorder's Office, State of Illinois

Original Assignor: Drovers Bank of Chicago, not personally, but as Trustee
under Trust Agreement dated December 12, 1979 and
known as Trust No. 79174
AND
Cross Creek Commons, Ltd.

Original Assignee: Lake Michigan Mortgage Company, an Illinois
corporation

Further Assigned to: Phoenix Mutual Life Insurance Company, a Connecticut
corporation

Date: January 28, 1981
Recorded: February 4, 1981 as Document No. 25762389
in said Cook County Recorder's Office

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EXHIBIT B

That part of Lot 2 in Cross Creek, being a subdivision of the Northwest Quarter of the Southeast Quarter of Section 35, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Southwest Corner of said Lot 2; thence North 0° 00' 0" East along the West Line thereof, a distance of 365.0 feet; thence North 86° 30' 38" East, a distance of 150.0 feet; thence North 0° 00' 00" East, 150 feet to the Northeast Corner of Lot 1 in Cross Creek Subdivision aforesaid; thence North 86° 30' 38" East, a distance of 477.51 feet; thence South 0° 11' 11" West, a distance of 449.97 feet; thence South 3° 29' 22" East, a distance of 65.0 feet; thence South 86° 30' 38" West, a distance of 630.0 feet to THE POINT OF BEGINNING, all in Cook County, Illinois.

PIN #07-35-400-009

Street Address: SEC Plum Grove Road and Nerge Road
Roselle, Illinois

62685826