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PREPARED BY AND RETURN TO:

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ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

(AMRES CO to Custodian)

HP

STATE OF ILLINOIS §  
COUNTY OF COOK §

KNOW ALL MEN BY THESE PRESENTS

This Assignment of Mortgage and Assignment of Leases and Rents (this "Assignment") is made and entered into as of the 8th day of October, 1997, by AMRES CO CAPITAL, L.P., a Delaware limited partnership ("Assignor"), for the benefit of LaSALLE NATIONAL BANK, a national banking association, as Custodian or Trustee ("Assignee").

1. Assignor made, as of the date hereof, a mortgage loan in the principal amount of \$2,600,000.00 ("Loan") to CHICAGO JEFFERSON PARTNERSHIP, an Illinois general partnership ("Borrower"). The Loan is secured by (i) a mortgage or deed of trust ("Mortgage") executed by Borrower dated of even date herewith on the property commonly known as 216 South Jefferson, Chicago, Cook County, Illinois, and (ii) an assignment of leases and rents ("Assignment of Leases") executed by Borrower dated of even date herewith, both of which cover the real property described on Exhibit A attached hereto and are recorded (or shall be recorded) in the official public records of Cook County, Illinois; and
2. Assignor desires to assign, transfer and convey all of its right, title and interest in the Loan, the Mortgage, the Assignment of Leases and any and all other documents

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evidencing, governing or securing the Loan (collectively, the "Loan Documents") to Assignee subject to the provisions of the Mortgage Loan Origination and Sale Agreement dated as of September 3, 1996, executed by and between Assignor and AMRESKO Commercial Mortgage Funding, L.P. ("Purchaser"), as amended from time to time and subject to the terms of the Custodial Agreement dated as of September 3, 1996, between, *inter alia*, Purchaser and Assignee (the "Origination Agreement").

NOW, THEREFORE, in consideration of the recitals stated above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor agrees as follows:

- A. Assignor hereby assigns, transfers and conveys to Assignee all of Assignor's right, title and interest in, to and arising out of the Loan, the Mortgage, the Assignment of Leases and the other Loan Documents subject to the provisions of the Origination Agreement.
- B. The terms and provisions of this Assignment shall inure to the benefit of, and shall be binding upon, the successors and assigns of the parties hereto.
- C. This Assignment shall be construed and enforced according to the laws of the State of Illinois.
- D. Assignor agrees to execute and deliver to Assignee such other documents as may be reasonably necessary in order to effectuate the transaction contemplated hereby.

This Assignment is executed as of the day, month and year first above written.

ASSIGNOR:

AMRESKO CAPITAL, L.P.,  
a Delaware limited partnership

By: AMRESKO Mortgage Capital, Inc.,  
a Delaware corporation  
Its sole General Partner

By: Fred A. Brown  
Name: Fred A. Brown  
Its: Senior Underwriting Officer

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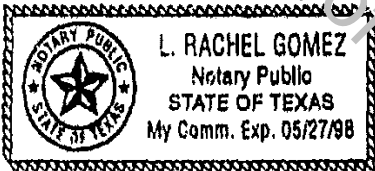
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ACKNOWLEDGMENT

STATE OF TEXAS )  
 ) SS  
COUNTY OF DALLAS )

I, L. RACHEL GOMEZ, a Notary Public in and for and residing in said County and State, DO HEREBY CERTIFY THAT FRED A. BROWN, SR. UNDERWRITER OFFICER of AMRESKO Mortgage Capital, Inc., a Delaware corporation, on behalf of AMRESKO Capital, L.P., a Delaware limited partnership, on behalf of said corporation and limited partnership, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said partnership for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 7th day of OCTOBER, 1997.



L. Rachel Gomez  
Notary Public

My Commission Expires:

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EXHIBIT A

(Description of Real Property)

Office building located on the land at 216 South Jefferson, Chicago, Illinois, more particularly described as follows:

Lots 9 and 10 and the South 1/2 of Lot 8 in Magie and Merrill's Subdivision of East 1/2 of Block 27 in School Section's Addition to Chicago in the Northwest 1/4 of Section 16, Township 30 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number 17-16-111-021-0000.

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