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GA 6886  
Monroe State, Chicago, Illinois

ASSIGNMENT OF LEASES

THIS ASSIGNMENT OF LEASES ("Assignment"), is made by and between THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation ("Assignor") and AMALGAMATED BANK OF CHICAGO, an Illinois banking corporation, not individually, but as trustee under trust agreement dated September 11, 1985, and known as Trust #5091 ("Assignee"), and AMALGAMATED BANK OF CHICAGO, an Illinois banking corporation.

WITNESSETH:

WHEREAS, by Purchase and Sale Agreement ("Sale Agreement") dated as of October 3, 1997, by and between Assignor and Assignee, Assignor agreed to sell to Assignee certain real property, and the improvements located thereon ("Property") as more particularly described in the Sale Agreement; and

WHEREAS, the Sale Agreement provides, *inter alia*, that Assignor shall assign to Assignee certain leases and Assignee shall assume all of the obligations of Seller under such leases from and after the date of such assignment, and that Assignor and Assignee shall enter into this Assignment;

NOW, THEREFORE, in consideration of the premises and the mutual covenants herein contained, the parties hereto hereby agree as follows:

1. *Assignment of Tenant Lease.* Assignor hereby assigns, sets over and transfers to Assignee all of its right, title and interest in, to and under the lease dated April 23, 1957, by and between The Prudential Insurance Company of America and John J. Mack, not individually but solely as Trustee under Trust Agreement dated March 23, 1956, and known as Trust No. 100, as amended and assigned ("Lease"). Assignee hereby (a) assumes all liabilities and obligations of Assignor under the Lease and hereby agrees to indemnify and hold harmless Assignor from all of the liabilities and obligations of Assignor under such Lease arising or accruing on or after the date hereof.

2. *Miscellaneous.* This Assignment and the obligations of the parties hereunder shall survive the closing of the transaction referred to in the Sale Agreement and shall not be merged therein, shall be binding upon and inure to the benefit of the parties hereto, their respective legal representatives, successors and assigns, shall be governed by and construed in accordance with

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the laws of the State of Illinois applicable to agreements made and to be wholly performed within said State and may not be modified or amended in any manner other than by a written agreement signed by the party to be charged therewith.

3. This Assignment may be executed in counterparts, each of which shall be an original and all of which counterparts taken together shall constitute one and the same agreement.

EXECUTED this 20th day of October, 1997, TO BE EFFECTIVE as of the 21st day of October 1997.

ASSIGNOR:

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation

By: \_\_\_\_\_

Name: Bernard Bubbelz

Title: Vice President

ASSIGNEE:

AMALGAMATED BANK OF CHICAGO, an Illinois banking corporation, not individually, but as trustee under trust agreement dated September 11, 1985, and known as Trust #5091

By: \_\_\_\_\_

Name: William Dunn

Title: Vice President

AMALGAMATED BANK OF CHICAGO, an Illinois banking corporation

By: \_\_\_\_\_

Name: William Dunn

Title: Vice President

AFTER RECORDING RETURN TO:

William Dunn  
Amalgamated Bank of Chicago  
One West Monroe Street  
Chicago, IL 60601

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STATE OF ILLINOIS §  
COUNTY OF COOK §

This instrument was acknowledged before me on October 21, 1997, by Deborah Buchholz, Vice President of The Prudential Insurance Company of America, a New Jersey corporation, on behalf of said corporation.

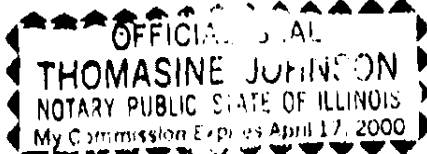
Patricia J. Haze  
Notary Public

My Commission Expires:



STATE OF ILLINOIS §  
COUNTY OF COOK §

This instrument was acknowledged before me on October 21, 1997, by Bill Duman, Vice President of Amalgamated Bank of Chicago, an Illinois banking corporation, not individually, but as trustee under trust agreement dated September 11, 1985, and known as Trust #5091 ("Assignee"), on behalf of said corporation.



Thomasine Johnson  
Notary Public

My Commission Expires:

STATE OF ILLINOIS §  
COUNTY OF COOK §

This instrument was acknowledged before me on \_\_\_\_\_, 1997, by \_\_\_\_\_, Vice President of Amalgamated Bank of Chicago, an Illinois banking corporation on behalf of said corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:

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## PARCEL 1:

THAT PART OF LOTS 3 AND 4 IN BLOCK 141 IN SCHOOL SECTION ADDITION TO CHICAGO BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH WESTERLY CORNER OF SOUTH STATE AND MONROE STREETS AND RUNNING THENCE SOUTH ALONG THE WESTERLY LINE OF STATE STREET 120 FEET; THENCE RUNNING WEST ON A LINE PARALLEL WITH THE SOUTHERLY LINE OF MONROE STREET 120 FEET TO THE EASTERLY LINE OF A PRIVATE ALLEY 10 FEET WIDE; THENCE RUNNING NORTH ALONG THE EASTERLY LINE OF SAID ALLEY 120 FEET TO THE SOUTHERLY LINE OF MONROE STREET AND THENCE RUNNING EAST ALONG THE SOUTHERLY LINE OF MONROE STREET 120 FEET TO THE PLACE OF BEGINNING.

## PARCEL 2:

EASEMENT OVER AND ACROSS AN ALLEY RUNNING NORTH AND SOUTH THROUGH LOT 3 IN BLOCK 141 IN THE SCHOOL SECTION ADDITION TO CHICAGO BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF MONROE STREET, 120 FEET WEST OF THE NORTH EAST CORNER OF LOT 4 IN BLOCK 141 AFORESAID, BEING THE SOUTH WEST CORNER OF MONROE AND STATE STREETS, RUNNING THENCE SOUTH ON A LINE PARALLEL WITH THE WEST LINE OF STATE STREET, 189 FEET TO THE NORTH LINE OF A PUBLIC ALLEY 18 FEET WIDE RUNNING EAST AND WEST THROUGH SAID BLOCK 141; THENCE WEST ALONG THE NORTH LINE OF SAID PUBLIC ALLEY 10 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF STATE STREET AFORESAID, 189 FEET TO THE SOUTH LINE OF MONROE STREET; THEN AND THENCE EAST ALONG THE SOUTH LINE OF MONROE STREET, 10 FEET TO THE PLACE OF BEGINNING, AS CREATED BY BENJAMIN F. HADDUCK AND EVIDENCE BY VARIOUS DEEDS EXECUTED BY HIM AND BY INSTRUMENT EXECUTED BY JAMES C. FARGO AND FREDERICK AYER, DATED APRIL 12, 1898 AND RECORDED JUNE 17, 1898 AS DOCUMENT NUMBER 2700134 ALL IN COOK COUNTY, ILLINOIS.

PIN NO. 17-16-213-004 and 17-16-213-005

PROPERTY ADDRESS: 100-112 SOUTH STATE STREET, CHICAGO, ILLINOIS 60603

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