

RECORD AND RETURN TO:

CHICAGO TITLE INSURANCE CO.
RETURN DOCUMENT TO:
ROCHELLE DEMOSS
171 N. CLARK ST • CHICAGO, IL 60601

Borrower: QSR, Inc.
Store No: TB0000213701

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, FRANCHISE MORTGAGE ACCEPTANCE COMPANY LLC ("FMAC") having an office at Five Greenwich Office Park, Greenwich, CT 06831 does hereby irrevocably contribute, transfer, grant, bargain, sell, convey and assign to FMAC LOAN RECEIVABLES TRUST 1997-B ("FLRT 1997-B") having an office c/o Wilmington Trust Company, Rodney Square North, 1100 N. Market Street, Wilmington, Delaware, 19890, Attention: Corporate Trust Department, its successors and assigns, absolutely and not as collateral security, without recourse or warranty, express or implied, all of its right, title and interest in and to those certain instruments described in Exhibit "A" hereto, together with the debt secured thereby, and all its right, title and interest in and to the property therein described (collectively, the "Assigned Instruments, Debt and Rights"), and further,

FOR VALUE RECEIVED, FLRT 1997-B, does hereby irrevocably pledge, transfer, grant, bargain, sell, convey and assign to U.S. BANK NATIONAL ASSOCIATION ("USBNA") in its capacity as indenture trustee pursuant to that certain indenture of trust dated September 1, 1997 between FLRT 1997-B and USBNA, as the

BOX 333-CTI

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same may be supplemented and amended from time to time ("the Indenture"), having an office at 180 East Fifth Street, St. Paul, MN 55101, Attention: Structured Finance, its successors and assigns, without recourse or warranty, express or implied, as collateral security, all of its right, title and interest in and to the Assigned Instruments, Debt and Rights.

IN WITNESS WHEREOF, this assignment has been duly executed as of September 1st, 1997 to be effective as of September 29th, 1997.

UPON SATISFACTION of the conditions described in the Indenture, FLRT 1997-B shall be entitled to a termination of this assignment and a reassignment of the collateral hereby assigned.

FRANCHISE MORTGAGE
ACCEPTANCE COMPANY LLC

(Seal)

Attest: _____

Witness: _____

By: _____

Name: Elair G. Abraham

Title: Vice President

FMAC LOAN RECEIVABLES TRUST
1997-B by Wilmington Trust Company, not
in its individual capacity but solely in its
capacity as Issuer Trustee for FMAC
LOAN RECEIVABLES TRUST 1997-B.

Attest: _____

Witness: _____

By: _____

Name: Donald G. MacKelcan

Title: Assistant Vice President

This document prepared by:
FMAC
Five Greenwich Office Park
Greenwich, CT 06831

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EXHIBIT A

1. That certain MORTGAGE dated 07/23/97 in the amount of \$350,000 executed by QSR, Inc. (hereinafter referred to as "Mortgagor") to Franchise Mortgage Acceptance Company LLC (hereinafter referred to as "Mortgagee"), filed for record in the Office of the Recorder, Cook County, IL as Instrument No. 97-553121 in Book N/A, Page N/A.
2. That certain Pledge and Security Agreement dated 07/23/97 executed by Mortgagor, as Debtor, and Mortgagee, as Secured Party.
3. All other instruments and documents evidencing, securing, or otherwise related to the Secured Promissory Mortgage Note made by Mortgagor to Mortgagee dated 07/23/97 in the original amount of \$350,000.

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EXHIBIT "A"
(Legal Description)

QSR, INC.
QSRE, L.L.C.
d/b/a Taco Bell Store No. 2137
4134 S. Archer
Chicago, Illinois 60632
(Cook County)

PARCEL 1:

LOT A IN CONSOLIDATION OF LOTS 1, 2, 3 AND 4 IN SUBDIVISION OF THE EAST 1/4 OF BLOCK 9 (EXCEPT STREETS AND EXCEPT THE NORTH 30 FEET THEREOF) IN LURTON'S SUBDIVISION OF THE NORTH FRACTIONAL HALF OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS RECORDED AS DOCUMENT NUMBER 8469835

PARCEL 2:

LOT 2 (EXCEPT THE WEST 5.65 FEET THEREOF) IN ROBIN'S SECOND SUBDIVISION IN LOT 9 OF LURTON'S SUBDIVISION OF THAT PART LYING NORTH OF ARCHER ROAD OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS RECORDED AS DOCUMENT NUMBER 8469835.

Tax # 19-01-119-040
19-01-119-042

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ALLONGE TO NOTE

FRANCHISE MORTGAGE ACCEPTANCE COMPANY LLC does hereby pay to the order of FMAC LOAN RECEIVABLES TRUST 1997-B all of its rights and interests without recourse

FRANCHISE MORTGAGE ACCEPTANCE COMPANY LLC

By: 
ELAINE G. ABRAHAM, VICE PRESIDENT

FURTHER, FMAC LOAN RECEIVABLES TRUST 1997-B does hereby pay to the order of U.S. BANK NATIONAL ASSOCIATION all of its rights and interests without recourse, absolutely.

FMAC LOAN RECEIVABLES TRUST 1997-B
By Wilmington Trust Company, not in its individual capacity but solely in its capacity as Issuer Trustee for FMAC LOAN RECEIVABLES TRUST 1997-B.

By: 