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(LMA1)

2580

ASSIGNMENT OF MORTGAGE, PROMISSORY NOTE AND
ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT IS MADE this 13th day of February, 1997, by Transamerica Lender Finance, a division of Transamerica Business Credit Corporation, a Delaware corporation (the "Assignor"), having its business address at 1760 Noel Rd., Suite 1100, Dallas, TX 75240, to U.S. Loan Limited Partnership, an Illinois limited partnership (the "Assignee"), having its offices at 351 W. Hubbard, Suite 707, Chicago, IL 60610.

NOW THEREFORE, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid by the Assignee, the receipt and sufficiency of which is hereby acknowledged, Assignor by these presents does hereby grant, convey, sell, assign, transfer and set over, unto the Assignee, without any recourse to Assignor, any interest it may have acquired in the premises described herein, only, through, or by a certain Collateral Assignment of Mortgages and Assignment of Rents and Leases dated January 11, 1996 by Assignee to Assignor, and recorded with the Cook County Recorder of Deeds, State of Illinois, on January 17, 1996 as Document No. 96044376 ("Collateral Assignment"), and originally granted to Assignee, as Lender, given to secure payment of the loans as follows:

Mortgagor: Austin Bank of Chicago, not personally, but as Trustee under Trust Agreement dated August 9, 1994, and known as Trust No. 7121

Promissory Note dated January 11, 1996 ("Note"), in the original principal amount of Eighty-two Thousand Five Hundred and 00/100 Dollars (\$82,500.00), and secured by that certain Mortgage ("Mortgage") and Assignment of Rents and Leases ("Assignment"), both dated January 11, 1996 and recorded as Document Nos. 96044373 and 96044375, respectively, against the property legally described as follows:

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Property of Cook County Clerk's Office

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LOTS 26, 27, 28 AND 29 IN BALDWIN DAVIS SUBDIVISION OF LOTS 5, 6 AND 8 IN BLOCK 2 OF HAGEN AND BROWN'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 1725 N. Pulaski, Chicago, IL 60639
PIN#: 13-35-315-006

Together with all of Assignor's right, title and interest in and to the Promissory Note described in such Mortgage, and any amendments, modification and/or extensions thereto, if any, without recourse to Assignor, and all of the moneys due and to become due thereunder with interest and other obligations secured thereby.

To have and to hold the same unto the Assignee and to its successors, legal representatives and assigns of the Assignee, forever.

The above-described Mortgage, Note and Assignment have been delivered to Assignee as of the date hereof.

Assignor represents and warrants to Assignee that the Assignor has full right and power to make this Assignment.

As of the date hereof, each and all of the loan documents ("Loan Documents") signed in connection with the above-referenced Collateral Assignment shall be deemed amended as necessary or required to conform any legal description contained therein to the terms hereof. In all other respects, the Loan Documents and the Collateral Assignment and each, any and all of them shall remain in full force and effect and unamended.

IN WITNESS WHEREOF, the Assignor has caused this Assignment to be signed by its duly authorized officer designated below, the date and year first above written.

TRANSAMERICA LENDER FINANCE,
a division of TRANSAMERICA BUSINESS
CREDIT CORPORATION.

By: J. M. Collins
Its: CPS. MGR.

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ACKNOWLEDGEMENT

STATE OF TEXAS)

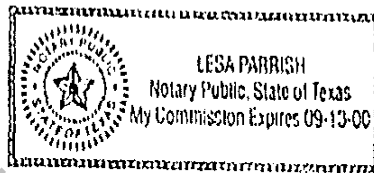
COUNTY OF DALLAS)

I, LESA PARRISH, a notary public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that F. A. BOURNE, personally known to me to be the OPERATIONS MANAGER, of Transamerica Lender Finance, a division of Transamerica Business Credit Corporation, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and appeared before me this day in personal and he/she acknowledged that as such OPERATIONS MANAGER, he/she signed and delivered the said instrument as his/her free and voluntary act, pursuant to authority given by the Board of Directors of said corporation, as its free and voluntary act of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and seal this 12th day of April, 1997.

Lesla Parrish
Notary Public

My commission expires: 9/13/00



This Document prepared for Transamerica by U.S. Loan Limited Partnership and after recording return to:

U.S. Loan Limited Partnership
ATTN: Leon Heller
351 W. Hubbard, Suite 707
Chicago, IL 60610