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**ASSIGNMENT OF MORTGAGE
AND OTHER LOAN DOCUMENTS**

THIS ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS (the "Assignment") is made and entered into as of the 3rd day of January, 1997, by EC-Balvidere Holdings, Inc., an Illinois corporation ("Assignor") to American National Bank and Trust Company of Chicago (the "Assignee").

WITNESSES:

WHEREAS, Assignor is the holder of a Promissory Note (the "Note") dated December 15, 1987, which evidences a loan (the "Loan") to Lois Taylor Bank, as Successor Trustee to Harris Trust and Savings Bank, not personally, but solely as Trustee under Trust Agreement dated July 27, 1987, and known as Trust No. 44099 ("Trustee"), in the original principal amount of \$13,500,000.00; and

335
30
B

WHEREAS, the Note is secured by, among other things:

a. That certain mortgage (the "Mortgage") which is more fully described in Exhibit A attached hereto, which Mortgage encumbers real estate commonly known as 200 North Michigan Avenue, Chicago, Illinois, and legally described in Exhibit B attached hereto; and

b. Other loan documents (collectively, the "Other Loan Documents") including, but not limited to, those documents described on Exhibit A but specifically excluding (i) the Agreement Assuring Personal Liability dated September 15, 1987, and any modifications, supplements and continuations thereof and (ii) the pledge of the beneficial interest in the Trustee, which were terminated by virtue of the Modification Agreement hereinafter defined; and

WHEREAS, the Note, Mortgage and Other Loan Documents have been amended and restated by that certain Loan Modification Agreement (the "Modification Agreement") dated January 2, 1997 and recorded in the Office of the Cook County Recorder of Deeds on MARCH 06, 1997 as Document No. 97-52711; and

WHEREAS, Assignor and Assignee have agreed that Assignor shall assign all of its right, title and interest in and to the Loan to Assignee.

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AGREEMENT

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor hereby agrees as follows:

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1. Assignor hereby assigns all of its right, title and interest in and to the Loan to Assignee, together with all Assignor's right, title and interest in and to the Note, the Mortgage and Other Loan Documents, all without warranty or recourse.

2. Assignor represents and warrants that Assignor has not encumbered ownership rights of the documents being assigned hereunder nor has Assignor suffered any encumbrance or lien thereon.

3. In addition to the benefits conferred upon Assignee pursuant to this document, the Note shall be assigned to Assignee in the manner evidenced by Exhibit C attached hereto.

4. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, successors in interest and assigns.

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first written above.

HC-BELVIDERE HOLDINGS, INC.,
an Illinois corporation

By: [Signature] V.P.

ACCEPTANCE OF ASSIGNMENT

The undersigned hereby accepts the within and foregoing assignment as of January 5, 1997.
March

AMERICAN NATIONAL BANK AND TRUST
COMPANY OF CHICAGO

By: [Signature] V.P.
[Signature]

This document was prepared by and after recording should be returned to:

Rosenthal and Schanfield
55 East Monroe Street
46th Floor
Chicago, Illinois 60603
Attention: Martin K. Blonder

245 06204-107
MKT: [unclear]
1/7/97

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DEPT-10 PENALTY
COMM COUNTY RECORDER
34987 \$ SK * - 7 - 152712
140009 TRAN 754 03/06/97 14:43:00
00:37:44 66/06/97
00:33:56
DEPT-01 RECORDING



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Lawrence Shane, the Vice President of MC-Belvidere Holdings, Inc., an Illinois corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer of said corporation, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and the free and voluntary acts of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7th day of January, 1997.

Cynthia M. Kincaid
Notary Public

My Commission Expires:

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County
and State aforesaid, do hereby certify that
Roy C. Schasen, the 2nd Vice President of American
National Bank and Trust Company of Chicago, personally known to me
to be the same person whose name is subscribed to the foregoing
instrument as such 2nd Vice President, appeared before me this day in
person and acknowledged that he signed and delivered the said
instrument as his own free and voluntary act and the free and
voluntary act of said Bank, for the uses and purposes therein set
forth.

Given under my hand and notarial seal this 5th day of
March, 1997.

Antionette Y. Johnson
Notary Public

My Commission Expires:

12-27-97



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EXHIBIT A

- a. That certain Mortgage dated December 15, 1987 and recorded February 2, 1988 in the Recorder's Office of Cook County in the State of Illinois (the "Recorder's Office") as Document No. 88049399 and modified by Document Nos. 91212619, 91244230 and 92063797, and as otherwise amended, and
- b. That certain Assignment of Leases and Rents dated July 27, 1987 and recorded February 2, 1988 in the Recorder's Office as Document No. 88049400, as amended, and
- c. That certain Specific Assignment of Lease of Land and Building dated December 15, 1987 and recorded February 2, 1988 in the Recorder's Office as Document No. 88049401, as amended, and
- d. That certain Specific Assignment of Leases and Rents dated December 15, 1987 and recorded February 2, 1988 in the Recorder's Office as Document No. 88049402, as amended.

PROPERTY
Cook County Clerk's Office

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EXHIBIT B

Lots 16 to 22, inclusive, in Block 7 of Fort Dearborn Addition to Chicago, the whole Southwest fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 17-10-303-016

Address of Property: 200 North Michigan Ave.
Chicago, IL

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EXHIBIT C

PAY TO THE ORDER OF AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, WITHOUT RECOURSE OR WARRANTY.

HC-BELVIDERE HOLDINGS, INC.,
an Illinois corporation

By: _____
Its: _____

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