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97164909

THIS INSTRUMENT PREPARED BY
PLEASE RETURN TO:
Allen C. Wasolowski
MARTIN & KARCAKES, LTD.
30 North LaSalle St.
Suite 4020
Chicago, IL 60602

DEPT-01 RECORDING \$27.00
TRAN 4280 03/11/97 12:41:00
CG # -97-164909
COOK COUNTY RECORDER

ABSOLUTE AND UNCONDITIONAL ASSIGNMENT OF LEASES AND RENTS

764937ms
SW L 66579L

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, WINDY CITY PROPERTIES, INC. (hereinafter called "Assignor"), the owner of the certain premises known as 4525 W. Grenshaw, Chicago, Illinois, legally described in Exhibit A attached hereto, does hereby, in consideration of the Premises and Ten (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, absolutely and unconditionally transfers, sells, assigns and sets over unto METROPOLITAN BANK AND TRUST COMPANY, whose principal place of business is at 2201 W. Cermak Road, Chicago, Illinois 60608 (hereinafter called "Assignee"), for the use and benefit of the holder or holders and owner or owners of the Note executed and delivered by Assignor, secured by a certain Mortgage made by Assignor to Assignee, dated February 27, 1997, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, and other collateral, any and all leases now in effect or that become in effect in the future, and all the rents, issues and profits now due or which may hereafter become due under and by virtue of any lease, whether written or oral, or by virtue of any agreement for the use or occupancy of any part of said premises, heretofore made or entered into by the undersigned or which shall hereafter be made or entered into by said Assignee under the power hereby granted, and all the rents, issues and profits now due or which may hereafter become due through the use and occupancy of any part of said premises in the absence of any agreement, either written or oral, in respect thereto, and does hereby irrevocably appoint said Assignee as true and lawful agent in his name and stead to collect all of said rents, issues and profits now due or which shall hereafter become due under the leases or agreements, written or oral, existing or which may hereafter exist for said premises, or any portion thereof; to use such measures, legal or equitable, as may be deemed proper or necessary to enforce the payment of such rents, issues or profits; to secure and maintain possession of said premises and to operate and manage said premises through such agent or agents as Assignee may designate; to rent, lease or let all or any portion of said premises to any party or parties at such rental and upon such terms as the said Assignee shall in its discretion determine, all without notice at any time hereafter to the undersigned, its successors and assigns.

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BOX 333-CTI

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The rents, issues and profits so received by said Assignee shall be applied in such order as it may determine, on account of the following:

1. Reasonable expenses and attorneys' fees incurred by said Assignee, in connection with the execution of this Agreement, or which may hereafter, from time to time, be so incurred in connection therewith.

2. Reasonable expenses incident to the management and operation of said premises, including attorney's fees and management commission, either to said Assignee, or such agent or agents as it may retain.

3. Taxes and assessments levied against said premises.

4. Interest, principal and other charges which shall, from time to time, become due under the terms of the Mortgage above-described and the Note secured thereby, without prejudice to the right of the Mortgagee or the holder or holders and owner or owners of the Note secured thereby to enforce any remedy or remedies which it or they may have by reason of the defaults now existing or which may hereafter, from time to time, exist under the terms of said Mortgage and the Note secured thereby.

The Assignee shall have the right and power to exercise this Absolute and Unconditional Assignment of Leases and Rents with or without notice to Assignor of a default under the Mortgage and/or Note as defined and provided therein. Notwithstanding anything herein contained to the contrary, it is expressly understood and agreed that this Absolute and Unconditional Assignment of Leases and Rents will not be exercised unless and until a default occurs under the terms of said Mortgage and/or said Note, which default shall remain uncured beyond any applicable grace period set forth in either the Mortgage or the Note. The rights and powers of the Assignee hereunder may be assigned by instrument in writing to any subsequent holder of the Note secured by said Mortgage, and such assignee and any successive assignees are hereby given the same rights and powers as the Assignee named herein.

The Assignor hereby agrees to save, defend, indemnify and hold harmless Assignee from and against any and all liability which may arise or has arisen with respect to the holding and refunding of any and all security deposits tendered by any and all tenants, whether under written or oral agreement, at the premises, unless the security deposits are specifically held and maintained by Assignee.

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IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the 27th day of February, 1997.

WINDY CITY PROPERTIES, INC.

Attest:

X [Signature] Its Secretary AK By: [Signature] Its President TP

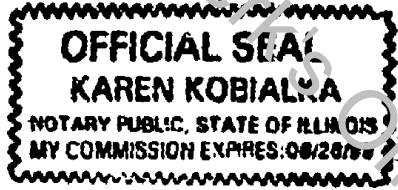
State of Illinois)
County of Cook) ss.

The undersigned, a Notary Public in and for said county, in the aforesaid State, does hereby certify that Allen Kutchers and Jeanne Palmer, known to me to be the same persons whose name are subscribed to the foregoing instrument and are Secretary and _____ President, respectively, of WINDY CITY PROPERTIES, INC., appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of WINDY CITY PROPERTIES, INC. with the authority to so act, for the uses and purposes therein set forth.

Date: February 27, 1997

[Signature]
Notary Public

My Commission expires: _____



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Exhibit A

LEGAL DESCRIPTION

LOTS 1 THROUGH 16, INCLUSIVE, IN BLOCK 4 IN D.S. PLACES 3RD ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND GREAT WESTERN RAILROAD (EXCEPT THE WEST 3 1/2 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

PIN: 16-15-328-001; 16-15-328-002; 16-15-328-003; 16-15-328-004;
16-15-328-005; 16-15-328-006; 16-15-328-007; 16-15-328-008;
16-15-328-009; 16-15-328-010; 16-15-328-011; 16-15-328-012;
16-15-328-013; 16-15-328-014; 16-15-328-015; 16-15-328-016.

Common Address: 4325 N. Grand, Chicago, Illinois.

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