

ASSIGNMENT OF MORTGAGE  
(ILLINOIS)

FOR VALUE RECEIVED, the undersigned FFCA ACQUISITION CORPORATION, a Delaware corporation, (herein called "Assignor"), hereby sells, assigns, transfers and sets over unto LASALLE NATIONAL BANK, as trustee for the registered holders of FFCA Secured Franchise Loan Trust 1998-1 Secured Franchise Loan-Backed Bonds, pursuant to that certain Indenture dated as of April, 1998, located at 135 South LaSalle Street, 17<sup>th</sup> Floor, Chicago, Illinois 60674-4107, ATTENTION: Asset Backed Securities Trust Services, Ref: FFCA 1998-1, (herein called "Assignee") its successors and assigns, without recourse, all of the right, title and interest of Assignor in and to the following:

That certain Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing (herein called the "Mortgage") dated December 5, 1997, made by White Hen Pantry, Inc., a Delaware corporation (herein called "Mortgagor") encumbering the premises (herein called the "Premises") legally described on Exhibit A hereto and recorded in the Office of the Recorder of Deeds of Cook County, Illinois (herein called the "Recorder's Office") on December 23, 1997, as Document No. 97964435.

Assignor hereby warrants that it has good right and lawful authority to execute this Assignment of Security Documents and further warrants that it has not heretofore sold, assigned or transferred any of its right, title and interest to the mortgage and the Assignment.

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed in its name and attested by its duly authorized officers, and its corporate seal to be hereunto affixed on April 1, 1998.

ATTEST:

By *Caroline L.*  
Its *Asst. Secretary*  
[CORPORATE SEAL]

FFCA ACQUISITION CORPORATION,  
a Delaware corporation

By *Dennis L. Ruben*  
Dennis L. Ruben  
Executive Vice President  
and General Counsel

This document prepared by:

Andrew G. Kent, Esq.  
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Suite 2260  
Chicago, IL 60603

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STATE OF ARIZONA     )  
                                  ) SS.  
COUNTY OF MARICOPA )

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Dennis L. Ruben and Catherine Long, the Executive Vice President and General Counsel and (Assistant) Secretary, respectively, of FFCA Acquisition Corporation, a Delaware corporation, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such officers of said corporation, 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 said corporation for the uses and purposes therein set forth.

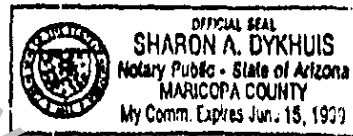
GIVEN under my hand and notarial seal on May 5, 1998.

Sharon A. Dykhuis  
Notary Public

My Commission Expires:

6/15/99

(Notarial Seal)



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## EXHIBIT A

### LEGAL DESCRIPTION

Land in the City of Oak Forest, County of Cook, State of Illinois, legally described as follows:

The North 161.00 feet of the East 200.8 feet of Lot 1 in Block 3 in Arthur T. McIntosh and Company's Southtown Farms Unit Number 2, being a subdivision in Fractional Sections 27 and 28 North of the Indian Boundary Line in Township 36 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property Identification Number: 28-28-201-023, Vol. 34

Property Address: 4901 West 167th Street  
Oak Forest, IL 60452

03/38274.1  
FPCA No. 8000-5713

White Star  
4901 West 167th Street  
Oak Forest, Illinois

89454286