

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, 17th 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. 97965871, Book 4866, Page 0049.

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 Catherine L. [Signature]
Its Asst. Secretary
(CORPORATE SEAL)

FFCA ACQUISITION CORPORATION,
a Delaware corporation

By Dennis L. Ruben [Signature]
Dennis L. Ruben
Executive Vice President
and General Counsel

This document prepared by:

Andrew G. Kent, Esq.
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STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

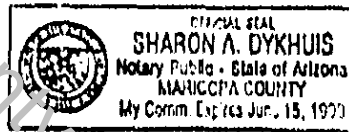
I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Dennis L. Ruben and Catherine Lang, the Executive Vice President and General Counsel and (Assistant) Secretary, respectively, of FFCA Acquisition Corporation, a Delaware corporation, who are personally 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 Northlake, County of Cook, State of Illinois, legally described as follows:

Lots 15, 16 and 17 in Block 2 in Midland Development Company's Northlake Village Unit No. 3, being a subdivision of part of the South 1/2 of Section 32, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property Identification Numbers: 12-32-327-029
12-32-327-030
12-32-327-031

Property Address: 162 E. North Ave.
Northlake, IL 60164

Property of Cook County Clerk's Office

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PPCA No. 8000-5702
White Hen
162 E. North Ave.
Northlake, Illinois

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