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ABOVE SPACE IS FOR RECORDING PURPOSES ONLY

Assignment of Rents
(individual form)

Loan # 9512

KNOW ALL MEN BY THESE PRESENTS, that _____
Jeffrey P. Roti, never been married

(hereinafter referred to as Mortgagor) of the Town _____ of HOFFMAN ESTATES
County of DUPAGE, and State of Illinois, in order to secure an indebtedness of
Sixty-One Thousand Three Hundred Seventy-Seven And 00/100 Dollars
(\$ 61,377.00), executed a mortgage of even date herewith, mortgaging to
Highpoint Apartments Limited Partnership, an Illinois Limited Partnership
(hereinafter referred to as the Mortgagee,) the following described real estate:

See Exhibit A

and, whereas, said Mortgagee is the holder of said mortgage and the note secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the consideration of said transaction, the undersigned hereby assign, transfer and set over unto said Mortgagee, and/or its successors and assigns, all the rents now due or which may hereafter become due under or by virtue of any lease, either oral or written, or any letting of, or any agreement for the use or occupancy of any part of the premises herein described, which may have been heretofore or may be hereafter made or agreed to or which may be made or agreed to by the Mortgagee under the power herein granted, it being the intention hereby to establish an absolute transfer and assignment of all such leases and agreements and all the avails hereunder unto the Mortgagee and especially those certain leases and agreements now existing upon the property herein above described.

The undersigned, do hereby irrevocably appoint the Mortgagee the agent of the undersigned for the management of said property, and do hereby authorize the Mortgagee to let and relet said premises or any part thereof, according to its own discretion, and to bring or defend any suits in connection with said premises in its own name or in the name(s) of the undersigned, as it may consider expedient, and to make such repairs to the premises as it may deem proper or advisable, and to do anything in and about said premises that the undersigned might do, hereby ratifying and confirming anything and everything that the Mortgagee may do.

It is understood and agreed that the Mortgagee shall have the power to use and apply said avails, issues and profits toward the payment of any present or future indebtedness or liability of the undersigned to the Mortgagee, due or to become due, or that may hereafter be contracted, and also toward the payment of all expenses for the care and management of said premises, including taxes, insurance, assessments, usual and customary commissions to a real estate broker for leasing said premises and collecting rents and the expense for such attorneys, agents and servants as may reasonably be necessary.

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1234567890

It is further understood and agreed, that in the event of the exercise of this assignment, the undersigned will pay rent for the premises occupied by the undersigned at the prevailing rate per month for each room, and a failure on the part of the undersigned to promptly pay said rent on the first day of each and every month shall, in and of itself constitute a forcible entry and detainer and the Mortgagee may in its own name and without any notice or demand, maintain an action of forcible entry and detainer and obtain possession of said premises. This assignment and power of attorney shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto and shall be construed as a Covenant running with the land, and shall continue in full force and effect until all of the indebtedness or liability of the undersigned to the said Mortgagee shall have been fully paid, at which time this assignment and power of attorney shall terminate.

It is understood and agreed that the Mortgagee will not exercise its rights under this Assignment until after default in any payment secured by the mortgage or after a breach of any of its covenants.

The failure of the Mortgagee to exercise any right which it might exercise hereunder shall not be deemed a waiver by the Mortgagee of its right of exercise thereafter.

IN WITNESS WHEREOF, this assignment of rents is executed, sealed and delivered this 19 day of December, 1997

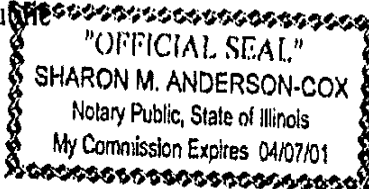
Jeffrey P. Roti (SEAL) _____ (SEAL)
JEFFREY P. ROTI _____ (SEAL) _____ (SEAL)

STATE OF ILLINOIS)
COUNTY OF DuPage) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeffrey P. Roti personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

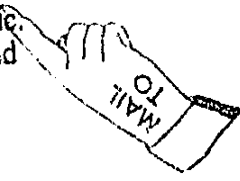
GIVEN under my hand and Notarial Seal, this 19 day of December, 1997

Sharon Anderson-Cox
Notary Public



THIS INSTRUMENT WAS PREPARED BY:
Janet R. Heintz, Assistant Counsel
The Inland Group, Inc.
2901 Butterfield Road

Property Address: See Exhibit A
PIN: See Exhibit A



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EXHIBIT A

PARCEL 1:

UNIT NUMBER 1930-E, IN THE HUNTINGTON CLUB II CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BLOCK 14, IN HUNTINGTON CLUB, BEING A SUBDIVISION IN PARTS OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF, RECORDED NOVEMBER 15, 1993 AS DOCUMENT NUMBER 93924435, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 27, 1994, AS DOCUMENT NUMBER 94839138 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, OVER, THROUGH AND UPON THE LAND DESCRIBED IN THAT DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR HILLDALE ROAD ASSOCIATION DATED AS OF SEPTEMBER 1, 1979 AND RECORDED AND FILED RESPECTIVELY AS DOCUMENT NUMBER 25214474 AND LR 3143390, FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL OR ANY PART OF PARCEL 1 AND OTHER PROPERTIES AS THEREIN DESCRIBED.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1 THROUGH 10, OVER THROUGH AND UPON THE COMMON AREAS AND COMMUNITY FACILITIES AS DESCRIBED IN THAT DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HUNTINGTON CLUB MASTER HOMEOWNERS ASSOCIATION RECORDED NOVEMBER 18, 1993 AS DOCUMENT NUMBER 93943916 FOR THE PURPOSES SET FORTH THEREIN.

P.I.N. #07-08-109-071-1005, Volume 187

Common Address: 1930-E Kenilworth
Hoffman Estates, IL 60195

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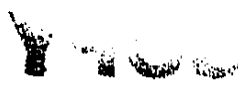
and, whereas, said Mortgagee is the holder of said mortgage and the note secured thereby:

NOW, THEREFORE, in order to further secure said indebtedness, and as a part of the
consideration of said transaction, the undersigned hereby assign, transfer and set over unto said
Mortgagee, and/or its successors and assigns, all the rents now due or which may hereafter
become due under or by virtue of any lease, either oral or written, or any letting of, or any
agreement for the use or occupancy of any part of the premises herein described, which may
have been heretofore or may be hereafter made or agreed to or which may be made or agreed to
by the Mortgagee under the power herein granted, it being the intention hereby to establish an
absolute transfer and assignment of all such leases and agreements and all the avails hereunder
unto the Mortgagee and especially those certain leases and agreements now existing upon the
property herein above described.

The undersigned, do hereby irrevocably appoint the Mortgagee the agent of the
undersigned for the management of said property, and do hereby authorize the Mortgagee to let
and relet said premises or any part thereof, according to its own discretion, and to bring or
defend any suits in connection with said premises in its own name or in the name(s) of the
undersigned, as it may consider expedient, and to make such repairs to the premises as it may
deem proper or advisable, and to do anything in and about said premises that the undersigned
might do, hereby ratifying and confirming anything and everything that the Mortgagee may do.

It is understood and agreed that the Mortgagee shall have the power to use and apply said
avails, issues and profits toward the payment of any present or future indebtedness or liability
of the undersigned to the Mortgagee, due or to become due, or that may hereafter be contracted,
and also toward the payment of all expenses for the care and management of said premises,
including taxes, insurance, assessments, usual and customary commissions to a real estate
broker for leasing said premises and collecting rents and the expense for such attorneys, agents
and servants as may reasonably be necessary.

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