
ASSIGNMENT OF MORTGAGES AND PROMISSORY NOTES

This Assignment is made this December 31, 1997 by U.S. Loan Limited Partnership, an Illinois Limited Partnership, as Assignor (hereinafter known as the "Assignor") having its principal place of business at 351 W. Hubbard, Suite 300, Chicago, IL 60610, to Trustar Investments, L.P., an Illinois limited partnership, as Assignee. (hereinafter known as the "Assignee") having its principal place of business at 351 W. Hubbard, Suite 300, Chicago, IL 60610

In consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration paid by the Assignee, the receipt and sufficiency of which is hereby acknowledge, Assignor by these presents does hereby grant, convey, sell, assign, transfer and set over, unto the Assignee, without any recourse to Assignor, certain indentures of mortgage ("Mortgage"), as described in Exhibit A, encumbering the described premises, along with the improvements, situated thereon and being in Cook County, Illinois; and

Together will all of Assignor's right, title and interest in the Promissory Note described in said Mortgage, without recourse to Assignor, and the moneys due and to become due thereunder with interest and other obligations secured thereby, from the date of this Assignment; and

To have and to hold the same unto the Assignee and to the successors, legal representative and assigns of the Assignee, forever.

The above-described Mortgages and Promissory Notes, have been delivered to Assignee as of the date hereof.

Assignor represents and warrants to Assignee that Assignor has full rights and power to make this assignment.

EXHIBIT A

LWJ1 96-0664

Mortgage made by Walter M. Jones Jr., married to Betty Jones, a/k/a Betty P. Jones ("Borrowers") and granted to U.S. Loan Limited Partnership, as Lender, given to secure the payment of the sum of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00), plus interest, dated December 19, 1996, and henceforth recorded on May 21, 1997, as Document No. 97360534, with the Recorder of Deeds of Cook County, Illinois, and as re-assigned by Assignment of Mortgages and Promissory Notes dated February 14, 1997, from Transamerica Lender Finance to U.S. Loan Limited Partnership, and recorded March 17, 1997, as Document Number 97180744, encumbering the following described premises, along with the improvements, situated thereon and being in Cook County, Illinois, to wit:

LOT 8 IN BLOCK 2 IN DAUPHIN PARK, A SUBDIVISION OF THAT PART OF THE NORTH 3/4 OF THE WEST 1/2 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

PIN # 25-02-103-033

ADDRESS: 852 E. 88TH STREET, CHICAGO, IL 60619

L2KW1 96-0516

Mortgage made by Kimberly Williams ("Borrower") and granted to U.S. Loan Limited Partnership, as Lender, given to secure the payment of the sum of Four Thousand Three Hundred-fifty and 00/100 Dollars (\$4,350.00), plus interest, dated October 10, 1996, and henceforth recorded on December 2, 1996, as Document No. 96910348, with the Recorder of Deeds of Cook County, Illinois, and as re-assigned by Assignment of Mortgages and Promissory Notes dated February 14, 1997, from Transamerica Lender Finance to U.S. Loan Limited Partnership, and recorded March 17, 1997, as Document Number 97180744, encumbering the following described premises, along with the improvements, situated thereon and being in Cook County, Illinois, to wit:

LOTS THIRTY (30) AND THIRTY-ONE (31) IN BLOCK FOUR (4) IN JERNBERG'S SUBDIVISION OF BLOCK 2, 5 TO 8, 11 TO 27 AND 28 AND RESUBDIVISION OF BLOCK (4) OF ROAD AND WESTON'S ADDITION TO MORGAN PARK, SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER (EXCEPT THE NORTH 20 ACRES) AND THE EAST HALF OF THE NORTH WEST QUARTER (EXCEPT THE NORTH 20 ACRES) OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 25-20-110-045

ADDRESS: 1346 W. 112TH PLACE, CHICAGO, IL 60643

LRV1 97-0924

Mortgage made by Rigoberto Valencia and Maria G. Valencia, Husband and Wife ("Borrowers") and granted to U.S. Loan Limited Partnership, as Lender, given to secure the payment of the sum of Seven Thousand One Hundred and 00/100 Dollars (\$7,100.00), plus interest, dated February 13, 1997, and henceforth recorded on February 21, 1997, as Document No. 97121781, with the Recorder of Deeds of Cook County, Illinois, encumbering the following described premises, along with the improvements, situated thereon and being in Cook County, Illinois, to wit:

THE SOUTH 30 FEET OF LOT 1 IN BLOCK 7 IN FREDERICK M. BARLETT'S MARQUETTE HIGHLANDS, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 19-21-210-029
ADDRESS: 6404 SOUTH LACROSSE AVENUE, CHICAGO, IL 60638

L2GM1 97-01312

Mortgage made by Gene Mobley ("Borrower") and granted to U.S. Loan Limited Partnership, as Lender, given to secure the payment of the sum of Three Thousand One Hundred and 00/100 Dollars (\$3,100.00), plus interest, dated April 10, 1997, and henceforth recorded on April 22, 1997, as Document No. 97276625, with the Recorder of Deeds of Cook County, Illinois, encumbering the following described premises, along with the improvements, situated thereon and being in Cook County, Illinois, to wit:

LOT 522 IN MADISON STREET ADDITION TO MAYWOOD, A SUBDIVISION OF PART OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 15-10-404-033
ADDRESS: 234 SOUTH 12TH AVENUE, MAYWOOD, IL 60153

LWJ1 96-0664

Mortgage made by Donald Prince ("Borrower") and granted to U.S. Loan Limited Partnership, as Lender, given to secure the payment of the sum of Five Thousand and 00/100 Dollars (\$5,000.00), plus interest, dated October 21, 1996, and henceforth recorded on October 30, 1996, as Document No. 96826538, with the Recorder of Deeds of Cook County, Illinois, and as re-assigned by Assignment of Mortgages and Promissory Notes dated February 14, 1997, from Transamerica Lender Finance to U.S. Loan Limited Partnership, and recorded March 17, 1997, as Document Number 97180744, encumbering the following described premises, along with the improvements, situated thereon and being in Cook County, Illinois, to wit:

LOT 2 IN WILLIAM S. WALKER'S SUBDIVISION OF LOTS 1,2,3 AND 4 IN SUBDIVISION OF LOT 59 AND THE NORTH PART OF LOT 1 IN SUBDIVISION OF LOTS 60 AND 61 ALL IN ELLIS' EAST ADDITION TO CHICAGO IN SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 17-34-409-014

ADDRESS: 3612 S. ELLIS AVE., CHICAGO, IL 60653

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