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MORTGAGE, ASSIGNMENT OF LEASES, RENTS AND CONTRACTS, SECURITY AGREEMENT AND FIXTURE FILING

THIS MORTGAGE, ASSIGNMENT OF LEASES, RENTS AND CONTRACTS, SECURITY AGREEMENT AND FIXTURE FILING (the "Mortgage") is made as of this 2nd day of April, 1998, from AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee under a Trust Agreement dated January 1, 1995 (the "Trust Agreement") and known as Trust No. 120483-02, whose mailing address is 33 North LaSalle Street, Chicago, Illinois 60690 (herein "Mortgagor") in favor of ALLSTATE LIFE INSURANCE COMPANY OF NEW YORK, a New York corporation, whose mailing address is Allstate Plaza G5C, 3075 Sanders Road, Northbrook, Illinois, 60062 (herein "Mortgagee"). ST. CHICAGO LIMITED PARTNERSHIP, an Illinois limited partnership (herein "Beneficiary") is the sole beneficiary of and sole holder of the power of direction under the Trust Agreement.

Recitals

A. Trustee is the tenant under that certain Lease dated as of January 1, 1995 (the "Ground Lease") with Parking Lot Trustee (as defined herein), as lessor ("Ground Lessor"), relative to the property legally described in Exhibit A attached hereto, and is the sublessor under that certain Sublease dated as of January 1, 1997 with Shopping Center Trustee (as defined herein), as sublessee.

B. AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee under a Trust Agreement dated January 1, 1987 and known as Trust No. 101442-02 ("Shopping Center Trustee") is the present owner of the real property commonly known as, and BUTTERNUT SQUARE ASSOCIATES LIMITED PARTNERSHIP, an Illinois limited partnership ("Shopping Center Beneficiary"), the sole beneficiary of and sole holder of the power of direction under the Trust Agreement governing Shopping Center Trustee, is the present owner of the personal property located at, 1435 - 71 West Webster, Chicago, Illinois (the "Shopping Center Property").

C. AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee under a Trust Agreement dated December 1, 1988 and known as Trust No. 107234-01 ("Parking Lot Trustee") is the present owner of the real property commonly known as, and Beneficiary, the sole beneficiary of and sole holder of the power of direction under the Trust Agreement governing Parking Lot Trustee, is the present owner of the personal property located at, 2101 - 2111 North Dominick, Chicago, Illinois (the "Parking Lot Property").

D. AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, not personally but solely as Trustee under a Trust Agreement dated August 1, 1995 and known as Trust No. 120700-09 ("BN Trustee") is the tenant under that certain Store Lease dated as of August 28, 1995 with Lakewest, Inc., as agent for Shopping Center Beneficiary, as lessor, and is the sublessor under that certain Sublease Agreement dated as of September 28,