ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT, made this 16th day of September, 1987 by American National Bank & Trust Company, not personally but as Trustee under a Trust Agreement dated September 15, 1987 and known as Trust No. 103525-08 (hereinafter called "Trust") and Marion Cisowski and Henryka Cisowski (hereinafter called "Beneficiary"), the sole beneficiary of such Trust (said Trust and Beneficiary being hereinafter collectively called "Assignor") in favor of Inland Mortgage Corporation (hereinafter called "Assignee").

W I T N E S S E T H:

FOR VALUE RECEIVED, Assignor does hereby sell, assign, transfer, set over and deliver unto the Assignee all leases, written or oral, and all agreements for use or occupancy of any portion of the premises together with buildings and improvements thereon (hereinafter called "said premises"), situated in the City of Chicago, County of Cook, State of Illinois, and more particularly described in Exhibit A attached hereto and in the Mortgage hereinafter identified;

TOGETHER with any and all extensions and renewals thereof and any and all further leases, lettings or agreements (including subleases thereof and tenancies following attornment) upon or covering use or occupancy of all or any part of the said premises (all such leases, agreements, subleases and tenancies heretofore mentioned are hereinafter collectively included in the designation "said leases");

TOGETHER with any and all guaranties of lessee's performance under any of said leases, and

TOGETHER with the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues, profits, escrows, deposits and security deposits now due or which may become due or to which Assignor may now or shall hereafter (including the period of redemption, if any) become entitled or may demand or claim, arising or issuing from or out of the said leases or from or out of the said premises or any part thereof, including but not by way of limitation: minimum rents, additional rents, percentage rents, parking maintenance, tax and insurance contributions, deficiency rents and liquidated damages following default, the premium payable by any lessee upon the exercise of a cancellation privilege originally provided in any said lease, and all proceeds payable under any policy of insurance covering loss of rents resulting from untenantability caused by destruction or damage to the said premises together with any and all rights and claims of any kind which Assignor may have against any lessee under such leases or any subtenants or occupants of the said premises (all such moneys, rights and claims in this paragraph described being hereinafter called "rents");

SUBJECT, however, to a license hereby granted by Assignee to Assignor, but limited as hereinafter provided, to collect and receive all of the said rents.

TO HAVE AND TO HOLD the same unto the Assignee, its successors and assigns forever, or for such shorter period as hereinafter may be indicated.

FOR THE PURPOSE OF SECURING the payment of the indebtedness evidenced by that certain Note bearing even date herewith in the principal sum of One Hundred Sixty Eight Thousand Dollars and No/100 ($168,000.00) made by Trust payable to the order of Inland Mortgage Corporation and presently held by Assignee, including any extensions and renewals thereof and any note or notes supplemental thereto, as well as the payment, observance, performance and discharge of all other obligations, covenants, conditions and warranties contained in the Mortgage to be recorded therein immediately prior in time to the recording hereof, and in any extensions, supplements and consolidations thereof, covering the said premises and securing the said Note or Notes (hereinafter collectively called "the said Note and Mortgage").

TO PROTECT THE SECURITY OF THIS ASSIGNMENT, IT IS COVENANTED AND AGREED AS FOLLOWS: