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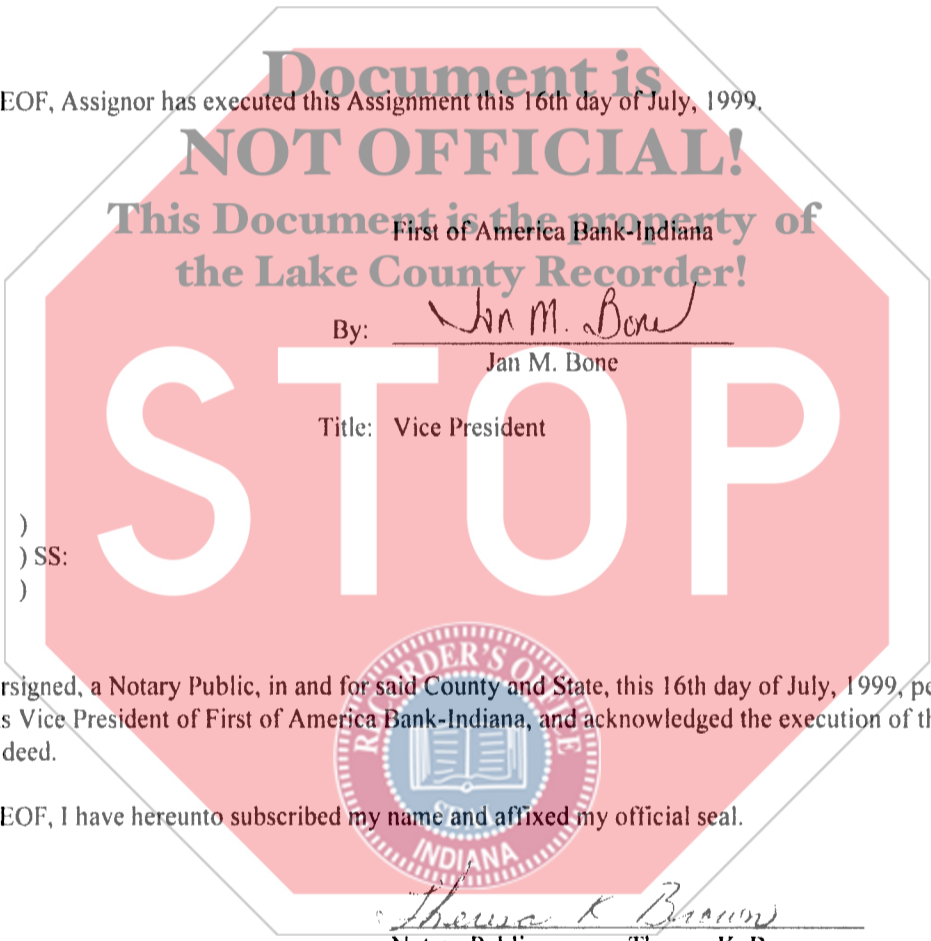
ASSIGNMENT OF MORTGAGE

First of America Bank-Northwest Indiana, N.A. (hereinafter referred to as the "Assignor"), for good and valuable consideration, the receipt of which is hereby acknowledged by Assignor, hereby sells, transfers and assigns to National City Bank of Indiana, a national banking association (hereinafter referred to as the "Assignee"), all of Assignor's right, title and interest as Mortgagee in and to and under that certain mortgage executed by FAMILY EXPRESS CORPORATION, as Mortgagor (s), which is dated October 5, 1993, and recorded in the Office of the Recorder of Lake County, Indiana, and Recorded as Instrument # 93066304.

This Assignment is made without recourse, representation or warranty, including, without limitation, any representations or warranties as to the collectibility of any such loans to which such mortgage serves as collateral, the creditworthiness of any obligors or guarantors thereunder, or the value or adequacy of such mortgage as collateral, except as otherwise specifically provided in the Agreement to Purchase Assets and Assume Liabilities dated as of May 28, 1998 between Assignor and Assignee.

This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors, assigns and legal representatives.

IN WITNESS WHEREOF, Assignor has executed this Assignment this 16th day of July, 1999.



State of Indiana)
) SS:
County of Lake)

Before me, the undersigned, a Notary Public, in and for said County and State, this 16th day of July, 1999, personally appeared Jan M. Bone, as Vice President of First of America Bank-Indiana, and acknowledged the execution of the same to be his/her voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Theresa K. Brown
Notary Public Theresa K. Brown

My commission expires: December 15, 2001
My county of residence: Marion

This instrument prepared by Ravona L. Johnson.

Please return to: National City Indiana, LLC
Commercial Loan Operations
101 West Washington Street
Suite 115E
Indianapolis, Indiana 46225
Attn: Ravona L. Johnson



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