

Lake Co. IN

STATE OF INDIANA  
RECORDED  
2000  
2 16

2000 017216

Return to:  
LEXIS Document Services  
801 Adlai Stevenson Drive  
Springfield, IL 62703  
Phone: (217) 544-5900

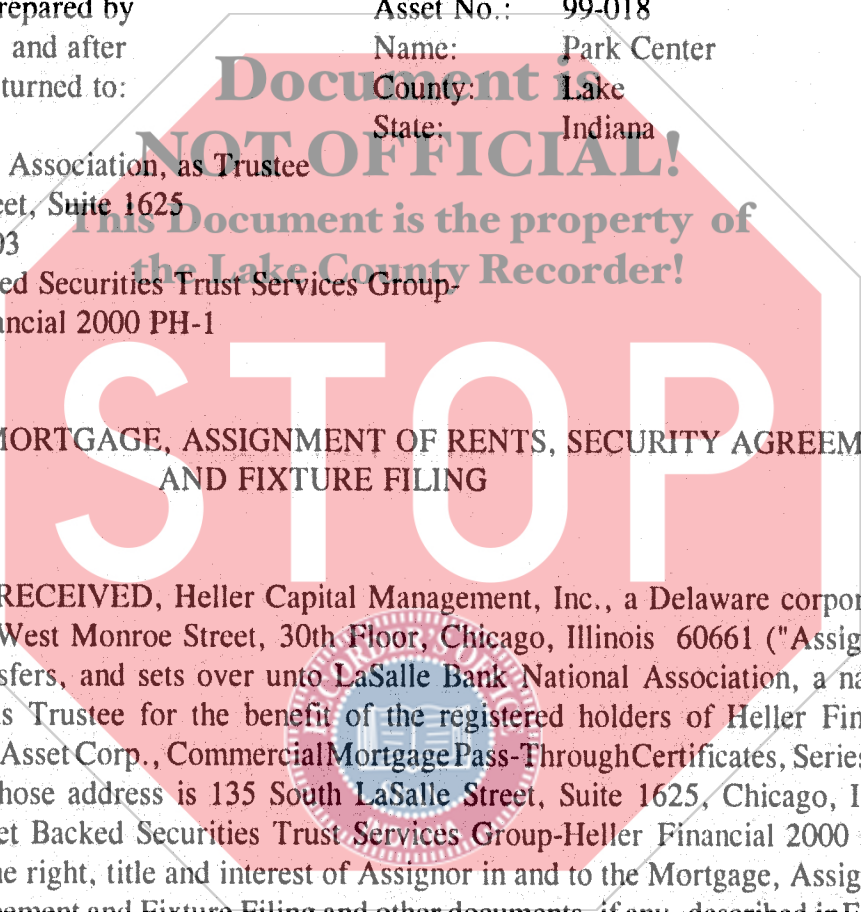


(FM N) - ("G")  
Debtor: Assignment of Mortgage, Assign. of R  
Juris: County Recorder, Lake County, IN

1010-384-99018  
This instrument was prepared by  
David R. Dlugie, Esq. and after  
recording should be returned to:

Asset No.: 99-018  
Name: Park Center  
County: Lake  
State: Indiana

LaSalle Bank National Association, as Trustee  
135 South LaSalle Street, Suite 1625  
Chicago, Illinois 60603  
Attention: Asset Backed Securities Trust Services Group  
Heller Financial 2000 PH-1



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

FOR VALUE RECEIVED, Heller Capital Management, Inc., a Delaware corporation, whose address is 500 West Monroe Street, 30th Floor, Chicago, Illinois 60661 ("Assignor"), conveys, assigns, transfers, and sets over unto LaSalle Bank National Association, a national banking association, as Trustee for the benefit of the registered holders of Heller Financial Commercial Mortgage Asset Corp., Commercial Mortgage Pass-Through Certificates, Series 2000 PH-1 ("Assignee"), whose address is 135 South LaSalle Street, Suite 1625, Chicago, Illinois 60603, Attention: Asset Backed Securities Trust Services Group-Heller Financial 2000 PH-1, without recourse, all the right, title and interest of Assignor in and to the Mortgage, Assignment of Rents, Security Agreement and Fixture Filing and other documents, if any, described in Exhibit A attached hereto and incorporated herein, together with the note or notes described therein, and all other documents and instruments relating to or securing said mortgage or note or notes described therein, encumbering, among other things, the premises described in Exhibit B attached hereto and incorporated herein and the improvements thereon.

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns forever.

HOLD FOR PAPER CHASE  
→

ck # 929231  
1000  
18/15

25 x 10

IN WITNESS WHEREOF, Assignor has executed this Assignment of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing as of the 29<sup>th</sup> day of January, 2000.

ASSIGNOR:

ATTEST:

HELLER CAPITAL MANAGEMENT, INC., a Delaware corporation

By: [Signature]  
Name: Birdie Wing  
Its: Assistant Vice President

By: [Signature]  
Name: Thomas J. Bax  
Its: Senior Vice President

WITNESSES:

[Signature]  
Name: Adrienne L. Stephens

[Signature]  
Name: Crystal G. Howard

Document is NOT OFFICIAL! Document is the property of the Lake County Recorder!

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK )

I, Elizabeth A. Hills, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas J. Bax, personally known to me to be a Senior Vice President of HELLER CAPITAL MANAGEMENT, INC., a Delaware corporation, and Birdie Wing, personally known to me to be an Assistant Vice President of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me and the witnesses whose names are so subscribed thereon this day in person and severally acknowledged that as such Senior Vice President and Assistant Vice President of said corporation, they signed and delivered the said instrument, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of said corporation as their free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29<sup>th</sup> day of January, 2000.

[Signature]  
Notary Public

My Commission Expires: 2-23-02

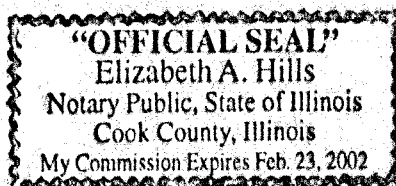


EXHIBIT A

DESCRIPTION OF DOCUMENT(S)

1. Mortgage, Assignment of Rents, Security Agreement and Fixture Filing dated June 28, 1999, recorded in the real estate records of Lake County, Indiana on July 7, 1999, as Document No. 99056091, as assigned to Heller Capital Management, Inc., pursuant to that certain Assignment of Mortgage, Assignment of Rents, Security Agreement and Fixture Filing, dated as of June 30, 1999, made by Heller Financial, Inc. and recorded in the real estate records of Lake County, Indiana on July 8, 1999, as Document No. 99056611.



EXHIBIT B

LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

Parcel 1: Lot 1, Park Center Offices Unit 2, as shown in Plat Book 62, Page 49, in Lake County, Indiana.

Parcel 2: Access Easement (For Parcel 1)

Perpetual, Non-Exclusive access easement, appurtenant to Parcel 1, granted to the public for the purpose of ingress and egress upon and along the parcels of land designated and marked as access easements on the plat of Park Center Offices Unit 1 as shown in Plat Book 57, Page 40, in Lake County, Indiana, including, without limitation, an access Easement 20 feet and 30 feet wide along the Southern border of parcel 1, the center line of which is designated on said plat as "C/L Fountain Drive" and "C/L Commerce Drive".

Parcel 3: Utility Easement (For Phase II)

Perpetual, non-exclusive utility easement, appurtenant to Parcel 1, granted pursuant to grant of utility easement recorded as Document No. 985365, in Lake County, Indiana, with respect to the property known as Park Center Offices Unit 1, a Planned Development of the Town of Schererville as shown on the plat recorded in Plat Book 57, Page 40, as Document No. 76312.

Parcel 4: Twelve-Foot Easement

Perpetual, Non-exclusive access and utility easement, appurtenant to Parcel 1 and to Parcel 5, Parcel 6, Parcel 7, Parcel 8, Parcel 9, and Parcel 10, granted pursuant to document recorded as No. 985365, in Lake County, Indiana, for ingress and egress over, under and across and for a Utility Easement across the following described property:

Part of the Northeast Quarter of Section 24, Township 35 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, described as beginning at the Northwest corner of Park Center Offices Unit No. 1, as shown in Plat Book 57, Page 40, in Lake County, Indiana; thence Easterly and Northeasterly along the Northwestern line of said Unit No. 1, 559.92 feet; thence Southeasterly along the Northeasterly line of said Unit No. 1, 200.61 feet to the East line of said Unit 1 and the Westerly line of Pine Island Drive; thence North 13 Degrees 34 Minutes 12 Seconds East along said Pine Island Drive 12.0 feet; thence North 76 Degrees 25 Minutes 48 Seconds West 89.02 feet; thence Northwesternly along a curve to the right with radius of 95.6 feet for a distance of 68.05 feet; thence North 35 Degrees 38 Minutes 48 Seconds West 47.0 feet; Thence South 54 Degrees 21 Minutes 12 Seconds West 54.04 feet; Thence Southwesterly along a curve to the left with a radius of 130.52 feet for a distance of 112.71 feet; thence South 04 Degrees 52 Minutes 45 Seconds West 31.36 Feet; Thence Southwesterly along a curve to the right with a radius of 82.35 feet for a distance of 125.85 feet; Thence North 67 Degrees 33 Minutes 38 Seconds West 239.89 feet; Thence South 02 Degrees 26 Minutes 22 Seconds West 12.0 feet to the Point of Beginning.

Parcel 5: Part of Park Center Offices Unit 1, as shown in Plat Book 57, Page 40, in Lake County, Indiana.

This Commitment is valid only if Schedule B is attached.

Common Address: 5201-5281 Fountain Drive, Schererville, Indiana

Tax I.D. No.:

The land referred to in this Commitment is described as follows:

described as follows: Commencing at the Southeast corner of said Unit 1; Thence North along the East line of said Unit 1, 221.91 feet to the point of beginning; thence West 138.78 feet; thence North 195 feet; thence North 78 Degrees 35 Minutes 52 Seconds East, 91.43 feet; Thence South 76 Degrees 25 Minutes 48 seconds East, 89.27 feet to said East line; thence South along said East line, 195.60 feet to the Point of Beginning.

Parcel 6: Part of Park Center Offices Unit No.:1, as shown in Plat Book 57, Page 40, in Lake County, Indiana, described as follows: Commencing at the Southeast corner of said Unit 1; Thence West along the South line of said Unit 1, 110 feet; thence North, 220 feet; thence East, 138.78 feet to the East line, 221.91 feet to the Point of Beginning.

Parcel 7: Part of Park Center Offices Unit 1, as shown in Plat Book 57, Page 40, in Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Unit 1, thence East along the South line of said Unit 1, 220 feet to the Point of Beginning; thence North 105 feet; thence East 190 feet; thence South 105 feet; to said South line; Thence West along said South line, 190 feet to the Point of Beginning.

Parcel 8: Part of Park Center Offices Unit 1, as shown in Plat Book 57, Page 40, in Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Unit 1; thence North along the West line of said Unit 1, 105 feet; thence East 220 feet; Thence South 105 feet to the South line of said Unit 1; thence West along said South line, 220 feet to the Point of Beginning.

Parcel 9: Part of Park Center Offices Unit 1, as shown in Plat Book 57, Page 40, in Lake County, Indiana, described as follows: Commencing at the Southwest corner of said Unit 1; Thence North along the West line of said Unit 1, 105 feet to the point of beginning; thence continuing North along said West line, 189.56 feet; Thence South 87 degrees 33 minutes 38 seconds East, 95.09 feet; Thence South 185.51 feet; thence West 95 feet to the point of beginning.

Parcel 10: Part of Park Center Offices Unit 1, as shown in Plat Book 57, Page 40, in Lake County, Indiana, described as follows: commencing at the Northwest corner of said Unit 1; thence Easterly and Northeasterly along the Northwesternly line of said Unit 1, 559.92 feet; Thence Southeasterly along the Northeasterly line of said Unit 1, 200.61 feet to the East line of said Unit 1; thence South along said East line, 30 feet; thence North 76 Degrees 25 Minutes 48 Seconds West, 89.27 feet; Thence South 78 Degrees 35 Minutes 52 Seconds West, 91.43 feet; Thence South 310 feet; Thence West, 315 feet; Thence North, 185.51 feet; Thence North 87 Degrees 33 Minutes 38 Seconds West, 95.09 feet to the West line of said Unit 1; Thence North along said West line, 20.01 feet to the point of beginning.