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2000-07-24 11:43:32
Cook County Recorder 43.50

ASSIGNMENT OF MORTGAGE



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Ouida Colbert, an individual with an address of 35 West 103rd Pl., Chicago, IL, 60628 (hereinafter called "Assignor"), is the holder of a certain mortgage dated June 23, 2000, and executed by Lewis Nichols, an individual with an address of 7229 S. May St., Chicago, IL, 60621, as mortgagor.

This mortgage was recorded on June 18, 2000 with a document number of 00535334 at the Cook County Recorder's Office, Chicago, Illinois.

This mortgage secures a note or other obligation of the mortgagor for the property located at 3316 Oak Street, Hazel Crest, IL 60429 to the Assignor in original principal sum of \$73,950.00.

Assignor has assigned this mortgage and obligation to Phoenix Investment Group, Inc., an Illinois corporation with an address of 111 E. Wacker, Chicago, IL 60601 hereinafter called ("Assignee").

Therefore, in consideration of \$10.00 and other good and valuable consideration paid by Assignee, the receipt of which is acknowledged, Assignor hereby assigns, transfers and sets over to Assignee all right, title and interest of Assignor in and to the above mortgage, together with the note or other obligation described therein and all monies due and to become due thereon.

To have and to hold the same to the Assignee and the Assignee's heirs, successors and assigns forever.

And Assignor does hereby appoint Assignee its attorney in fact, in Assignor's name but at Assignee's sole expense, to take all proper means to recover the above indebtedness, and upon payment to release and discharge the mortgage as fully as Assignor could do had this Assignment not been made.

Assignor covenant with Assignee that there is now owing on such mortgage the principal sum of \$73,950.00 with interest at 12.75 per cent per annum, and that Assignor has good right to assign the same to Assignee.

STEWART TITLE OF ILLINOIS
2 N. LA SALLE ST., SUITE 1920
CHICAGO, ILLINOIS 60602

110667

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IN WITNESS WHEREOF, this Assignment of Mortgage is executed under seal
on the 28 day of June, 2000.

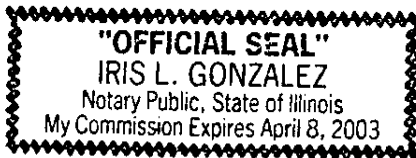
Executed in the
presence of:

Elizabeth Reyes Ouida Colbert (Seal)
(Signature of Witness) By: Ouida Colbert

STATE OF Ill.

COUNTY OF COOK

In Chicago, Ill., on the 28th day of June, 2000 before me,
a Notary Public in and for the above state and county, personally appeared Ouida Colbert,
known to me or proved to be the person named in and who executed the foregoing
instrument, and being first duly sworn, such person acknowledged that he or she executed
said instrument for the purposes therein contained as his or her free and voluntary act and
deed.



Iris L. Gonzalez
NOTARY PUBLIC
My Commission Expires: 4-8-03

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After recording, return to: Phoenix Investment Group Inc
111 E. Wacker Dr #2928 Chicago IL 60601

