

**RECORDING REQUESTED BY/
PREPARED BY/AFTER
RECORDING RETURN TO:**



Stewart Mortgage Information
Attn. Sherry Doza
P.O. Box 540817
Houston, Texas 77254-0817
Tel. (800) 795-5263

Pool: 295014 Index: 10983
Loan Number: 651133390
GMAC Number: 306240803
Investor #: 0456639214

700_9901 SMI 05.623 (Space Above this Line For Recorder's Use Only) 05

ASSIGNMENT of MORTGAGE

STATE OF ILLINOIS
COUNTY OF COOK

KNOW ALL MEN BY THESE PRESENTS:

That CAPSTEAD INC. ('Assignor'), a Delaware Corporation, acting herein by and through a duly authorized officer, the owner and holder of one certain promissory note executed by RAYMOND R. PEMOLLER AND JANET S. PEMOLLER ('Borrower(s)') secured by a Mortgage of even date therewith executed by Borrower(s) for the benefit of the holder of the said note, which was recorded on the lot(s), or parcel(s) of land described therein situated in the County of Cook, State of Illinois:

Recording Ref: Instrument/Document No. 93781480
Property Address: 5151 WEST SUNSET DRIVE
PALATINE IL 60067

For and in consideration of the sum of Ten and No/100 dollars (\$10.00), and other good valuable and sufficient consideration paid, the receipt of which is hereby acknowledged, does hereby transfer and assign, set over and deliver unto GMAC MORTGAGE CORPORATION, A PENNSYLVANIA CORPORATION, ORGANIZED UNDER THE LAWS OF PENNSYLVANIA (Assignee) all beneficial interest in and to title to said Mortgage, together with the note and all other liens against said property securing the payment thereof, and all title held by the undersigned in and to said land.

SEE EXHIBIT 'A'
PIN#: 02342030100000

TO HAVE AND TO HOLD unto said Assignee said above described Mortgage and note, together with all and singular the liens, rights, equities, title and estate in said real estate therein described securing the payment thereof, or otherwise.

Effective the 16th day of February A.D. 1999 and executed this the 6th day of July A.D. 2001.

CAPSTEAD INC.
By: _____

SHERRY DOZA
VICE PRESIDENT

Attest: _____

LINDA SHANNON
ASSISTANT SECRETARY



Loan Number



GMAC Number

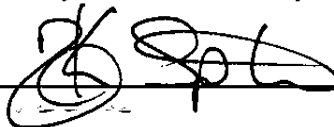
5-Y
P-3
N-1
M-Y
RS

UNOFFICIAL COPY

THE STATE OF TEXAS
COUNTY OF HARRIS

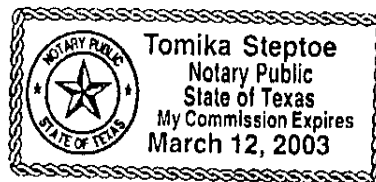
On this the 6th day of July A.D. 2001, before me, a Notary Public, appeared SHERRY DOZA, 3910 Kirby Drive, Suite 300, Houston, Texas 77098, to me personally known, who being by me duly sworn, did say that (s)he is the VICE PRESIDENT of CAPSTEAD INC., a Delaware corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and said SHERRY DOZA acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Assignee's Address:
3451 HAMMOND AVENUE
WATERLOO, IA 50702

Assignor's Address:
2711 N. HASKELL AVE., SUITE 1000
DALLAS, TEXAS 75204



Property of Cook County Clerk's Office



Loan Number



GMAC Number

UNOFFICIAL COPY

EXHIBIT 'A'

Job #700_9901
 Loan #651153330
 Index #10983

LEGAL DESCRIPTION:

Lot 3 in Old Plum Grove Wood Lot Homesites, in the Northeast 1/4 of Section 34, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

NEIGHBORHOOD COMMENTS:

The subject property is located in the far western section of the Village of Rolling Meadows (Incorporated); this area has a Palatine address with similar locational amenities as Palatine - thus, Palatine and Rolling Meadows are considered in the subject market area. These two Northwestern suburbs are approximately 35 miles northwest of Chicago and conveniently linked to Route 53 which connects to major highways leading to Chicago, O'Hare International Airport and Woodfield Shopping Mall (one of the Midwest's largest malls). Both Villages are close in proximity to the Chicago-Northwestern Railway stations for Chicago commuters. This market area has seen marked growth in population, along with substantial industrial expansion.

COMMENTS ON SALES COMPARISON

Due to the unique nature of the subject property, it was necessary to expand distance requirements for Sale 4 and time requirements for Sale 2, 3 & 5. Also, all sales, except Sale 4, are over \$10.00 per square foot difference and Sale 5 exceeds 15% net adjustment (due to enclosed pool and superior upgrades). These sales are utilized due to close proximity and similarities in size/vintage. All sales are considered to be the best available within the subject market area for analysis and final value conclusion. Sale 1 superior bath, size, various upgrades (remodeled bath, windows-per MLS data); inferior unfinished basement, garage. Sale 2 superior bath; inferior fireplace, view (due to lot siding along busy "through" street and lack of woods. Sale 3 superior bath, size, fireplace, various upgrades (remodeled kitchen/baths-per MLS data); interior WAC, crawl. Sale 4 superior fireplace; inferior size, room count, WAC. Sale 5 superior bath, size, fireplace, enclosed pool, upgrades (updated kitchen/bath-per MLS data). All sales, except Sale 3 are inferior in view due to lack of mature woods on site - Sale 2 inferior location along busy "through" street. All four sales given equal consideration in the final analysis of this report.

COMMENTS AND CONDITION OF APPRAISAL:

Area land sales include: a February 1993 sale of 5500 Old Plum Grove, Palatine (.3 miles southwest). This older ranch on 1 Ac sold for \$228,500 will be torn down and divided into 3 city residential lots (per listing office). Based on this cost, each 16,000 sq ft lot would sell for \$75,000 - this supports the value of a city lot in the immediate area. Of the 1 Ac lots, Lot 2 Cornell, Palatine (2 miles NW), sold on 5/92 for \$105,000. This lot is exactly one acre and, though on the northern end of Palatine, this location is similar in locational amenities to the subject property. This lot, which sold in 2/93 for \$75,000, is inferior due to lack of mature trees and sold. Another 1-acre sale is on 22 Echo Lane, Palatine. This area, based on knowledge of the immediate area, is inferior, with lack of mature trees. Based on the information above, smaller wooded city lot in the area sells for approximately \$75,000. One-acre lots no woods, differing in location, sell within a range of \$100,000 - \$75,000. Vacant lot on 5295 Old Plum Grove, a 1 Ac site 1 block south, sold in 4/93 for \$139,000 - this is a wooded lot superior in size and location next to newer, expensive homes. It is our considered opinion that the subject lot (wooded site) has a market value of \$110,000.

COMMENTS ON FINAL RECONCILIATION:

No better comparable sales exist at this time than the sales provided in this report. All sales are located within the subject market area, which does not include Plum Grove Estates, an area of superior and more prestigious dwellings. This subdivision does not include the same school districts nor locational amenities as the subject property.