

02-08367

THIS INSTRUMENT WAS PREPARED BY  
AND UPON RECORDING RETURN TO:

CITICORP NORTH AMERICA, INC.,  
Investor Agent  
2600 Michelson Drive, 12th Fl.  
Irvine, CA 92612  
Attn.: COMPLIANCE SPECIALIST



0021249325

Re: BIZ LUBE, INC., (#500146)  
826 E. Chicago St., Elgin, IL 60120  
Cook County

[SPACE ABOVE FOR RECORDER'S USE ONLY]

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT and FINANCING STATEMENT**

THIS ASSIGNMENT MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT and FINANCING STATEMENT dated as of October 2, 2002 (the "Assignment") is made by PENNZOIL LUBE CENTER ACCEPTANCE CORPORATION, a Nevada corporation (the "Assignor") having as its address Pennzoil Place, 700 Milam Street, Houston, Texas 77002 in favor of Citicorp North America, Inc., as Investor Agent (the "Assignee") having as its address 2600 Michelson Drive, 12th Floor, Irvine, CA 92612.

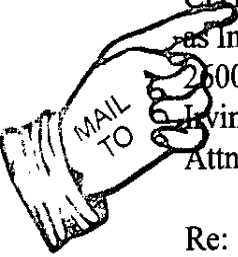
RECITALS:

A. BIZ LUBE, INC. (the "Mortgagor") has executed and delivered to the Assignor that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of October 2, 2002 (as amended or supplemented from time to time, (the "Mortgage"), to secure payment of certain indebtedness owed or to be owing by the Grantor to the Assignor which Mortgage has been recorded as set forth on Schedule I hereto and grants a lien upon, inter alia, the real property and leaseholds described on Exhibit A hereto.

B. The Assignor desires to grant, bargain, sell, assign, and convey to the Assignee all of the Assignor's right, title and interest in, to, and under the Mortgage and the Note (as defined in the Mortgage) and other indebtedness secured thereby.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Assignor hereby transfers, sets over, delivers, assigns, grants, bargains, warrants, sells and conveys, and by these presents does transfer, set over, deliver, assign, grant, bargain, warrant, sell and convey to the Assignee and all of the Assignor's rights, titles, interests, liens, privileges, claims, demands and

Lawyers Title Insurance Corporation



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equities existing and to exist in, to, against and under the Mortgage and the Note and other indebtedness secured thereby.

TO HAVE AND TO HOLD the Mortgage and the Note and other indebtedness secured thereby and all rights, titles, interests, liens, privileges, claims, demands and equities existing and to exist in connection therewith unto the Assignee, its successors and assigns forever.

This Assignment of Mortgage was prepared by Paul Schmidhauser, Esq. whose address is 2600 Michelson Drive, Suite 1200, Irvine, CA 92612.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Assignment on the day and year first above written.

Pennzoil Lube Center Acceptance Corporation,  
a Nevada corporation

By: Citicorp North America, Inc.,  
as Attorney-in-Fact

By:  \_\_\_\_\_  
GREG SMITH  
Vice President  
Citicorp North America, Inc.  
(949) 250-6453

Name: \_\_\_\_\_  
Vice President

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State of California  
County of Orange

On October 24, 2002 before me, Grisel M. Abassi, Notary Public  
Date Name, Title of Officer-e.g. "Jane Doe, Notary"

personally appeared Greg Smith

personally known to me -OR-  proved to me on basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Witness my hand and official seal.

  
SIGNATURE OF NOTARY

## CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/ CONSERVATOR
- OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING: \_\_\_\_\_

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized documents.

THIS CERTIFICATE MUST  
BE ATTACHED TO THE  
DOCUMENT AT THE RIGHT:

Title or Type of Document \_\_\_\_\_  
Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

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## SCHEDULE I

### RECORDING INFORMATION

That certain Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of October 2, 2002, and recorded NOV 13 2002, with the Office of the County Recorder of Cook County, State of Illinois, as Instrument/File No 0021249324, in Book/Reel No. \_\_\_\_\_, at Page/Image No. \_\_\_\_\_, of Official Records of said County.

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## EXHIBIT A

### DESCRIPTION OF THE LAND

LOT 19 EXCEPT THE NORTHEASTERLY 120.0 FEET THEREOF AND THE EAST 20.0 FEET OF LOT 18 EXCEPT THE NORTHEASTERLY 120.0 FEET THEREOF, ALL IN LORD'S PARK TERRACE, A PART OF LOT 16 OF THE COUNT CLERKS SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Common Address: 826 E. Chicago St., Elgin, IL 60120

Real Estate Tax Index No(s): 0618 300 077