

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Buchalter, Nemer, Fields & Younger
601 South Figueroa Street, Suite 2400
Los Angeles, California 90017
Attention: Tammy Long



Space above this line for Recorder's use

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

FOR VALUE RECEIVED, the undersigned ("Assignor") hereby grants, sells, transfers, conveys, and assigns to FOOTHILL CAPITAL CORPORATION, a California corporation, as Agent for Foothill Capital Corporation and the Banks (as defined in the Deed of Trust), whose address is 11111 Santa Monica Blvd., Suite 1500, Los Angeles, California 90025 ("Assignee"), successor in interest as Agent to Wells Fargo Bank, N.A., without representation or warranty of any kind or nature, whether express or implied, and without recourse, all beneficial interest under that certain Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Filing, dated as of January 19, 1995 (the "Mortgage"), executed by WICKES FURNITURE COMPANY, a Delaware corporation, as mortgagor in favor of Assignee, as mortgagee, recorded on January 27, 1995 as Instrument No. 95-066504, in the Official Records of the County Recorder of Cook County, Illinois, in that certain property described in Exhibit A attached hereto and incorporated herein by this reference.

TOGETHER with the Credit Agreement therein described or referred to, including all other instruments relating to the Credit Agreement, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust.

WELLS FARGO BANK, N.A., AS AGENT

(Seal)

By *Mark Gold*
Print Name: Mark Gold
Title: Sr. Counsel

By *Bill Moore*
Print Name: Bill Moore
Title: Vice President

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09007665

STATE OF CALIFORNIA)
San Francisco) SS.
COUNTY OF LOS ANGELES (S))

1999

On September 15, before me, Laura L. Lakemacher, personally appeared Mark Gold, personally known to me (or proved to me on the 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.



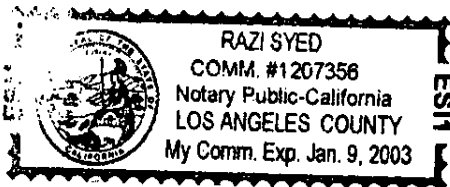
Laura L. Lakemacher
Notary Public

(SEAL)

STATE OF CALIFORNIA)
) SS.
COUNTY OF LOS ANGELES)

On ~~September~~ October 5, 1999, before me, RAZI SYED, personally appeared Bill Moore, personally known to me (or proved to me on the 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.



Razi Syed
Notary Public

(SEAL)

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EXHIBIT A

Legal Description

Lot 1, (excepting therefrom that part of said lot described as follows: Beginning at the Northwest corner of Lot 1 in Wickes Corporation Subdivision; thence on an assumed bearing of North 88° 02' 00" East, along the North line of said Lot 1 a distance of 111.87 feet; thence South 25° 34' 15" West, a distance of 86.60 feet to a point; thence Southwesterly along a tangential curve concave to the Southeast with a radius of 760.00 feet and a central angle of 25° 34' 15" a distance of 339.18 feet; thence North 90° 00' 00" West, a distance of 1.30 feet to the West line of said Lot 1; thence North 00° 08' 21" East, a distance of 232.58 feet to an angle point in said Lot 1; thence North 00° 14' 42" East along the West line of said Lot 1 a distance of 169.73 feet to the point of beginning) in The Wickes Corporation Subdivision of a part of Sections 2 and 11; Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded May 31, 1972 in Book 891 of Plats, Page 440 as document number 21920696, and certificate of correction recorded March 30, 1976, as document number 23433201, in Cook County, Illinois.

Permanent Tax Number 03-11-100-021

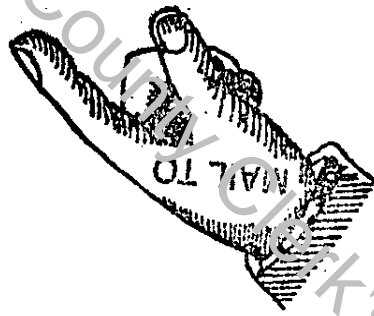
Property address is: 351 West Dundee Road, Wheeling, IL 60090

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Property of Cook County Clerk's Office

FAXXON LEGAL INFORMATION SERVICES, INC.
MYERS BUILDING, SUITE 805
ONE WEST OLD STATE CAPITOL PLAZA
SPRINGFIELD, ILLINOIS 62701



Cook County Clerk's Office