



THIS INSTRUMENT WAS PREPARED BY

~~AND UPON RECORDING RETURNS TO:~~

Pennzoil Lube Center Acceptance Corporation
700 Milam Street
Houston, TX 77002
Attn: Robert Thompson

Doc#: 0905422050 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/23/2009 10:01 AM Pg: 1 of 4

Re: Biz Lube, Inc., an Illinois corporation - #500146
826 E. Chicago St., Elgin, IL 60120
Cook County

[SPACE ABOVE LINE FOR RECORDER'S USE ONLY]

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

THIS ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT and FINANCING STATEMENT dated as of November 5, 2008 (the "Assignment") is made by Citicorp, North America, Inc., as Attorney-in-Fact ("Citicorp" or "Assignor") having as its address 2600 Michelson Drive, Suite 1200, Irvine, CA 92612 in favor of Pennzoil Lube Center Acceptance Corporation, a Nevada corporation ("PLCAC" or "Assignee") having as its address Pennzoil Place, 700 Milam Street, Houston, TX 77002.

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 Mortgagor 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. PLCAC assigned its interest in that certain Mortgage to Citicorp pursuant to that certain Assignment of Mortgage dated October 2, 2002 which Assignment has been recorded as set forth on Schedule I hereto.

C. Citicorp, as assignor desires to grant, bargain, sell, assign, and convey to PLCAC, as Assignee, all of its 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

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the Assignor's rights, titles, interests, liens, privileges, claims, demands and 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 Christine Kim, 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.

"ASSIGNOR"

CITICORP NORTH AMERICA, INC.,
a Delaware corporation

By: Karma Flower
Name: Karma Flower
Title: Sr Vice President

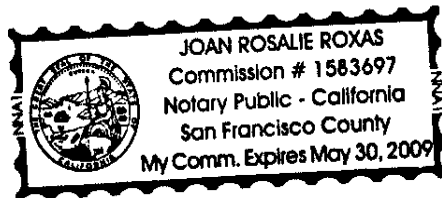
STATE OF California
COUNTY OF San Francisco

On November 5, 2008, before me, Joan Rosalie Roxas, Notary Public, personally appeared Karma J. Flower who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in their authorized capacities, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal

Joan Rosalie Roxas
Joan Rosalie Roxas, Notary Public



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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 November 13, 2002, with the Office of the County Recorder of Cook County, State of Illinois, as Instrument/File No. 0021249324, of Official Records of said County.

That certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of October 2, 2002, and recorded November 13, 2002, with the Office of the County Recorder of Cook County, State of Illinois, as Instrument/File No. 0021249325, of Official Records of said County.

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EXHIBIT A

Legal Description

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, RAND 9 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

After Recording return to:
Tara Brown
Stewart Title - National Title Services
1980 Post Oak Blvd., Suite 610
Houston, TX 77056
RE: 500146

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

Real Estate Tax Index No(s): 0618300077

Y:\Franchise Finance - Loan Closer Group\Assign to Sponsor\PENZOIL\Biz Lube\3. AssignMtg - Biz Lube.doc