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Doc#: 0926444025 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/21/2009 12:22 PM Pg: 1 of 4

ASSIGNMENT OF MORTGAGE

BENJAMIN FUNDING CORP.

TO

T.D. BANK, N.A.

The land affected by the within instrument lies in:

<u>BLOCK</u>	<u>LOT</u>	<u>COUNTY</u>	<u>PROPERTY ADDRESS</u>
		Cook	12701 S. Union Avenue, Chicago, IL

Pin # 25-33-122-001-0000

Record and Return to:

Mr. Gregory Pignataro
TD Bank, N.A.
5 Commerce Park North
Bedford, NH 03110

S-yes
P-4
S-NO
m-yes
\$10.00504
m

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Assignment of Mortgage

This ASSIGNMENT OF MORTGAGE is made as of August 11, 2009, by Benjamin Funding Corp., a Delaware corporation with a place of business at 44 Cornflower Lane, East Northport, NY 11731, (the "Company"), as assignor, to TD Bank, N.A., a national association with a place of business at 5 Commerce Park North, Bedford, NH 03110, (the "Bank"), as assignee.

In consideration of certain loans made by the Bank to the Company pursuant to a Commercial Revolving Loan and Security Agreement ("the Agreement") dated as of January 22, 2004, by and between the Company, the Bank and Marjorie Ziegelman (as Guarantor), and the fact that the note(s) secured by the Mortgage (as defined herein) have been endorsed to the Bank by the Company, the Company hereby assigns to the Bank the mortgage (the "Mortgage") as collateral to secure the Loans (as defined in the Agreement), made by Michael Tassone to the Company, given to secure the payment of the sum of \$77,700.00 and interest, dated August 10, 2009 recorded in the office of the City Register of the city of Chicago, and the county of Cook, in Document ID # * 0923335005 of Mortgages on 8121104, together with the note(s) described in the Mortgage described above and the moneys due and to become due thereon with interest, which Mortgage was assigned to the Company by an instrument in writing dated the date hereof which instrument is intended to be recorded simultaneously herewith TO HAVE AND TO HOLD the same unto the Bank and its successors and assigns, forever. The Mortgage affects premises known as:

See legal description attached.

<u>County</u>	<u>City</u>	<u>State</u>	<u>Property Address</u>
Cook	Chicago	IL	12701 S. Union Avenue

Pin # 25-33-122-001-0000

The Company represents that there is now owing upon the Mortgage, without offset or defense of any kind, the principal sum of \$47,700.00 with interest due thereon at the rate of 14% percent per annum.

The assignee is not acting as a nominee of the Mortgagor and the Mortgage being assigned continues to secure a bona fide obligation.

This Assignment of Mortgage is made for the express purpose of securing indebtedness of the Company to the Bank under the Agreement and is subject to the terms and provisions of the Agreement. Upon compliance with the conditions of the Agreement, the Bank will execute and deliver to the Company a statutory short form assignment, without warranty or covenant, of the Mortgage and related Mortgage note, unless the Mortgage shall have then been paid in full by the Mortgagor or otherwise satisfied or foreclosed.

IN WITNESS WHEREOF, the undersigned has executed this Assignment as of the date first written above.

BENJAMIN FUNDING CORP., as Assignor

By: Alan Haberman

Name: Alan Haberman, President

Acknowledgment

STATE OF NEW YORK)
)
COUNTY OF NEW YORK) ss.:

On the 11 day of August in the year 2009, before me, the undersigned, a notary public in and for the state, personally appeared Alan Haberman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

By: Charlene Crumpe
Notary Public

Charlene Crumpe
Notary Public, State of New York
No. 01CR6191536

My Commission Expires August 18, 2012

(L)

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BENJAMIN FUNDING CORP.

- TO -

TD BANK, N. A.

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<u>Block</u>	<u>Lot</u>	<u>County</u>	<u>Property Address</u>
		Cook	12701 S. Union Avenue, Chicago, IL



Record and Return to:

Gregory Pignataro
TD Bank, N. A.
5 Commerce Park North
Bedford, NH 03110

COOK COUNTY CLERK'S OFFICE
 100 N. LAUREL ST. CHICAGO, IL 60602
 TEL: (773) 309-3000 FAX: (773) 309-3001
 WWW.COOKCOUNTYCLERK.COM

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 1 IN TOROK'S FIRST ADDITION TO NEW ROSELAND, BEING A SUBDIVISION OF THE EAST 680 FEET OF THE WEST 838 FEET (EXCEPT THE NORTH 33 FEET THEREOF) OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE LYING NORTH OF BLUE ISLAND ROAD, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 25-33-122-001-0000 Vol. 0471

Property Address: 12701 South Union Avenue, Chicago, Illinois 60628

Property of Cook County Clerk's Office