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Prepared By:

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Doc#: 1004003051 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/09/2010 02:11 PM Pg: 1 of 3

Record and Return to:

James W Carpenter
Angelo & Banta, P.A.
515 East Las Olas Blvd
Fort Lauderdale FL 33301

ASSIGNMENT OF PROMISSORY NOTE AND MORTGAGE

This is an ASSIGNMENT OF PROMISSORY NOTE AND MORTGAGE entered into on December 29, 2009, effective as of January 29, 2009, made by REC BANK (USA), successor by merger to FLORIDA CHOICE BANK, whose address is 5150 Tamiami Trail N., Naples, Florida 34103 ("Assignor"), to TAYLOR, BEAN & WHITAKER MORTGAGE CORP., a Florida corporation, whose address is 1417 N. Magnolia Avenue, Ocala, Florida 34475 ("Assignee").

BACKGROUND

Assignor was previously the owner and holder of that certain Promissory Note dated as of July 20, 2007, made by Walter G. Adams (the "Borrower") to the order of Assignee in the original principal amount of TWO HUNDRED THIRTY-SIX THOUSAND AND NO/100 DOLLARS (\$236,000.00) (the "Note") and that certain Mortgage dated as of July 20, 2007, by and between Borrower and Assignee and recorded on August 16, 2007 as Document No. 0722605148 in the Public Records of Cook County, Illinois (the "Mortgage"), which Note and Mortgage were assigned pursuant to the terms of that certain Assignment of Mortgage, Security Deed and Deed of Trust, dated as of July 25, 2007, made by Assignee to the order of Assignor and recorded on March 20, 2008 as Document No. 0808009021 in the Public Records of Cook County, Illinois (the "Original Assignment"). In this Assignment, the Note, the Mortgage and the Original Assignment are referred to collectively as the "Loan Documents."

For valuable consideration granted by Assignee to Assignor, receipt of which is hereby acknowledged, Assignor agrees to absolutely re-assign the Note and Mortgage to Assignee, on the terms and conditions more particularly set forth below.

OPERATIVE PROVISIONS

NOW, THEREFORE, in consideration of these premises, Assignor agrees as follows:

1. Assignment of Note and Mortgage. Assignor hereby unconditionally grants, transfers, and assigns to Assignee, all of Assignor's right, title and interest in the Note and Mortgage, including all of Assignor's right to receive payments of principal and interest under the Note. Concurrently herewith Assignor has endorsed to Assignee, without recourse, the Note.

2. Representations or Warranties. Except as provided herein, this Assignment is being made without recourse, and without any representation or warranty of any kind, including, but not limited to, the enforceability or collectibility of the Note, Mortgage and Loan Documents, or compliance with any applicable laws or regulations. By its acceptance of this Assignment, Assignee acknowledges and agrees that it is not relying presently and shall not be entitled to rely in the future on any representations or warranties by Assignor, and hereby irrevocably releases and waives any and all rights to any claims, damages, or causes of action against Assignor arising out of this agreement.

S	<u>Yes</u>
P	<u>3</u>
S	<u>No</u>
M	<u>No</u>
SC	<u>Yes</u>
E	<u>Yes</u>
INT	<u>Int</u>

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3. Successors and Assigns. This Assignment shall inure to the benefit of the successors, and assigns of Assignor and Assignee, and be binding upon the successors and assigns of Assignor and Assignee.

IN WITNESS WHEREOF, Assignor has executed and delivered this Assignment to Assignee on the date first stated above.

WITNESSES:

RBC BANK (USA), successor by merger to
FLORIDA CHOICE BANK

Stacy C. WRZESNIEWSKI
Print Name STACY C. WRZESNIEWSKI

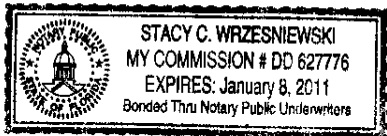
By: [Signature]
Name: DANIEL E. BOCKHORST

[Signature]
Print Name Daniel E. Bockhorst

Title: Vice President

STATE OF FLORIDA)
)
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me on this 29TH day of DECEMBER 2009 by DANIEL E. BOCKHORST, SCW as VICE PRESIDENT of RBC BANK (USA), successor by merger to FLORIDA CHOICE BANK, on behalf of the bank. He/she is personally known to me and did not take an oath.



Stacy C. WRZESNIEWSKI
Notary Public, State of Florida
Printed Name: STACY C. WRZESNIEWSKI
Serial Number: DD 62776
Commission Expires: 01/08/2011

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LEGAL DESCRIPTION:

THE WEST 30 FEET OF LOT 7, IN BLOCK 12, IN PETNER'S SUBDIVISION OF THE SW ¼ OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL NO.: 20-27-311-020-0000

Property of Cook County Clerk's Office