



Doc#: 1100703059 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/07/2011 02:43 PM Pg: 1 of 3

THIS DOCUMENT PREPARED  
BY:

Mitchell M. Iseberg  
180 N. LaSalle Street  
Suite 2900  
Chicago, Illinois 60601

AND AFTER RECORDING  
RETURN TO:

Warren Dusk  
4108 North Cicero Avenue  
Chicago, Illinois 60641

Space Above This Line Reserved For Recorder's Use

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS, that Assignor, F & H Investment, Inc., an Illinois corporation, in consideration of the payment of One Hundred Eighteen Thousand Five Hundred and 00/100 Dollars (\$118,500.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby sell, assign, transfer and set over to Assignee, Dangeles & Co., a Florida corporation, without recourse, all of Assignor's right, title and interest in and to the documents and instruments listed below (hereinafter called the "Documents"), between Assignor and Shirley McFarland ("McFarland"), together with all indebtedness and all security therefor now existing or hereafter arising pursuant thereto, and all of the rights, powers and privileges granted Assignor therein or in conjunction therewith, to wit:

- a. That certain promissory note dated January 24, 2004, in the principal amount of \$60,956.00 made by McFarland in favor of Assignor, providing for interest in the amount of 10.00% per annum, with all principal and interest due on April 24, 2004 (the "Note");
- and

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b. That certain first mortgage also executed by McFarland, dated January 24, 2004 (the "Mortgage"), which Mortgage was executed and delivered to Assignor as security for the due performance of the obligations due and to become due to Assignor under the Note, and which Mortgage was recorded with the Cook County, Illinois Recorder of Deeds on March 10, 2004 as Document No. 04070441168 against the property commonly known as 6659 South State Street, Chicago, Illinois (the "Property") and recorded on October 16, 2006 as document No. 0628939005, and legally described as follows:

LOTS 21 AND 22 (EXCEPT THE NORTH 22 FEET THEREOF) IN BLOCK 4 IN PERRY AND HARTWELL'S SUBDIVISION OF THE SOUTH 12-1/2 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 IN SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 6659 South State Street, Chicago, IL 60637  
PIN: 20-22-104-0000.

In addition, Assignor does hereby sell, assign, transfer and set over to Assignee, without recourse, all of Assignor's right, title and interest in and to the Judgment of Foreclosure and Sale entered on October 29, 2010, in matter captioned *F & H Investment, Inc. v. Shirley McFarland, Dangeles & Co. et al*, Case No. 07 CH 21636, declaring Assignor to possess a first and paramount lien against the Property and granting Assignor judgment of foreclosure with respect to the Property (the "**Judgment**").

Assignor hereby represents and warrants that it has good, right and lawful authority to make this assignment, and further warrants that it owns the Judgment and Documents, including the instrument secured thereby, free and clear of any liens or encumbrances, and has not heretofore sold, assigned or transferred any of its right, title and interest in the Judgment or Documents herein assigned, and that \$59,865.00 of the principal amount of the Note described in the Documents remains unpaid together with accrued and unpaid interest, costs and attorneys fees.

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Assignor agrees that it will not release or discharge the Judgment or Documents and that in the event that payment under the Note is made to Assignor, from and after the date hereof that Assignor will promptly transmit that payment to Assignee. Assignor hereby appoints Assignee as its attorney in fact with power to demand and receive satisfaction of the Judgment and Documents, and, in its name, but at Assignee's expense, to take all lawful needs for recovery of the sums due, and on payment, to acknowledge satisfaction or discharge of the Judgment and Documents.

IN WITNESS WHEREOF, Assignor has hereunto set executed this Assignment this 13th day of December, 2010.

**ASSIGNOR:**

F & H Investment, Inc.

By: Herbert Hedgeman  
Herbert Hedgeman

Its: President

STATE OF ILLINOIS )  
COUNTY OF COOK )

This instrument was acknowledged before me on December 13, 2010, by Herbert Hedgeman, as President of F & H Investment, Inc.

(Seal)



[Handwritten Signature]  
Signature of Notary Public