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This document prepared by:



Doc#: 1205918026 Fee: \$46.00
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Cook County Recorder of Deeds
Date: 02/28/2012 04:44 PM Pg: 1 of 5

Polsinelli Shughart PC
161 N. Clark Street, Suite 4200
Chicago, Illinois 60601
Attn: Anthony J. Nasharr, Esq.

Re: **Biz Lube Inc.**
826 E. Chicago Street
Elgin, IL 60120
Cook County

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

This Assignment of Mortgage, Assignment Leases and Rents, Security Agreement and Financing Statement dated as of February 15th, 2012 (the "Assignment"), is made by **Pennzoil—Quaker State Company**, a Delaware corporation ("Assignor"), having an office at Pennzoil Plaza, 700 Milam Street, Houston, TX 77002, and **Muskegon Lubrication LLC**, an Illinois limited liability company ("Muskegon" or "Assignee"), having an address of c/o Polsinelli Shughart PC, 161 N. Clark Street, Suite 4200, Chicago, Illinois 60601.

RECITALS:

A. **BIZ LUBE, INC.** (the "Mortgagor") has executed and delivered to the Assignor that certain Mortgage, Assignment of Rents and Leases, Security Agreement and Financing Statement, dated 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 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. Pennzoil Lube Center Acceptance Corporation ("PLCAC"), Assignor's predecessor in interest, assigned its interest in that certain Mortgage to Citicorp pursuant to that certain

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Assignment of Mortgage and Other Loan Documents dated October 2, 2002 which Assignment has been recorded as set forth on **Schedule I** hereto.

C. Citicorp assigned its interest in that certain Mortgage to PLCAC pursuant to that certain Assignment of Mortgage and Other Loan Documents dated November 5, 2008 which Assignment has been recorded as set forth on **Schedule I** hereto.

D. Assignor, as successor by merger to PLCAC, as Assignor desires to grant, bargain, sell, assign, and convey to Muskegon, as Assignee, all of its right, title and interest in, to, and under the Mortgage and the Note (as defined in the Mortgage) and all 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 and, without recourse, representation or warranty, assigns, and by these presents does transfer and assign to the Assignee and all of 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 all other indebtedness secured thereby.

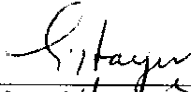
TO HAVE AND TO HOLD the Mortgage and the Note and other indebtedness secured thereby and all rights, titles, interests, liens, privileges, claims, demands and equities existing and to exist in connection therewith unto the Assignee, its successors and assigns forever.

This Assignment of Mortgage was prepared by Anthony J. Nasharr whose address is 161 N. Clark Street, Suite 4200, Chicago, Illinois 60600.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Assignment on the day and year first above written.

"ASSIGNOR"

PENNZOIL—QUAKER STATE COMPANY,
a Delaware corporation

By: 
Name: D. J. Hales
Title: American Credit Mgr.

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STATE OF Texas)
) SS.
COUNTY OF HARRIS)

On this, the 15th day of February, 2012, before me, a Notary Public, the undersigned person D. J. Hayes, acknowledged her/himself to be the ^{Americas} ~~Credit Manager~~ Credit Manager of ~~PENNZOIL~~—**QUAKER STATE COMPANY**, a Delaware corporation, and that s/he as such ^{Americas} ~~Credit Manager~~ Credit Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation as such person.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Stephanie Fowler
Notary Public



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EXHIBIT A

LEGAL DESCRIPTION

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 COUNTY CLERKS SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 41 NORTH, RANG 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 826 E. Chicago Street, Elgin, Illinois 60120

Real Estate P.I.N.: 06-18-300-077-0000

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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.

That certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of November 5, 2008, and recorded February 23, 2009, with the Office of the County Recorder of Cook County, State of Illinois, as Instrument/File No. 0905422050, of Official Records of said County.

Schedule I-1