

UNOFFICIAL COPY

This document prepared by
and return to:
Jacquelyn Vengal
Chuhak & Tecson, P.C.
30 S. Wacker Dr., Suite 2600
Chicago, Illinois 60606



Doc#: 1230544030 Fee: \$52.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/31/2012 12:12 PM Pg: 1 of 8

THIS SPACE FOR RECORDER'S USE ONLY

ASSIGNMENT OF MORTGAGE AND RELATED LOAN DOCUMENTS

For TEN and 00/100 DOLLARS (\$10.00) lawful money of the United States of America in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the **FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR MUTUAL BANK** ("Assignor"), with an address of 1601 Bryan Street, Suite 1700, Dallas, TX 75201, hereby grants, assigns, transfers and sets over to **UNITED CENTRAL BANK**, an Illinois state bank, with an address of 955 West 175th Street, Homewood, Illinois 60430, together with its successors and assigns ("Assignee"), WITHOUT RECOURSE, all of the Assignor's and Mutual Bank's right, title and interest in and to all of the following:

- a. That certain Mortgage, Security Agreement and Fixture Filing made by Tandem Fuels, Inc., an Illinois corporation in favor of Mutual Bank, dated April 13, 2005 and recorded by the Cook County, Illinois Recorder of Deeds ("Recorder") on April 20, 2005 as Document # 0511005003 encumbering the real property commonly known as 44 E. Sibley Boulevard, Dolton, Illinois, having Permanent Index Numbers of 29-09-210-023, 29-09-210-024, 29-09-210-025, 29-09-210-026, 29-09-210-027, 29-09-210-028, 29-09-210-029, 29-09-210-030, 29-09-210-031 and 29-09-210-032 and legally described as set forth on Exhibit A attached hereto and incorporated herein by reference ("Premises");
- b. That certain Assignment of Rents and Leases made by Tandem Fuels, Inc., an Illinois corporation in favor of Mutual Bank, dated April 13, 2005 and recorded by Recorder on April 20, 2005 as Document # 0511005004 encumbering the Premises;
- c. That certain Security Agreement-Goods dated April 13, 2005 made by Tandem Fuels, Inc., an Illinois corporation, and Varghese Maliakal, Sovichen Kuncheria, Shaju Joseph, and John Mathew, individually, to and in favor of Mutual Bank, as the Secured Party;

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- d. That certain Guaranty dated April 13, 2005 from Varghese Maliakal, Sovichen Kuncheria, Shaju Joseph and John Mathew, as Guarantors, to and in favor of Mutual Bank, as Lender;
- e. That certain Compliance Agreement dated April 13, 2005 made by Tandem Fuels, Inc., an Illinois corporation, as Borrower and Varghese Maliakal, Sovichen Kuncheria, Shaju Joseph and John Mathew, as Guarantors, to and in favor of Mutual Bank, as Lender;
- f. That certain Business Purpose Affidavit dated April 13, 2005 made by Tandem Fuels, Inc., an Illinois corporation, to and in favor of Mutual Bank, as Lender;
- g. That certain Individual Guaranty dated March 23, 2007 from Jaison Mathew and Saji Mannamcheril, as Guarantors, to and in favor of Mutual Bank, as Lender; and
- h. That certain Corporate Guaranty dated March 23, 2007 from Popular Fuels, Inc., an Illinois corporation, as Guarantor, to and in favor of Mutual Bank, as Lender.

Assignor's and Mutual Bank's entire right, title and interest in all other documents and instruments not specifically enumerated herein which evidence or secure repayment of the indebtedness described in the Mortgage or insure the Premises or other collateral described in any of the above enumerated documents or instruments or which insure Assignor's and Mutual Bank's title and interest in the Premises and other collateral.

TO HAVE, HOLD, RECEIVE AND TAKE, all and singular the hereditaments and premises hereby and thereby granted, described and assigned, or mentioned and intended so to be, with the appurtenances, unto the Assignee to and for its proper use and benefit forever, without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

(Remainder of page intentionally blank; signature page follows.)

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WITNESS the due execution hereof on 10-16, 2012, to be effective as of July 31, 2009.

FEDERAL DEPOSIT INSURANCE CORPORATION, as Receiver of Mutual Bank

By: George Martin

Name: George Martin

Title: Attorney-in-fact

acting pursuant to that certain Limited Power of Attorney granted by the Federal Deposit Insurance Corporation on August 8, 2012 and recorded with the Dallas County, Texas Clerk on August 8, 2012 as Document #20120023916, a true and correct copy of the original so filed in Dallas County, Texas Clerk's Office is attached hereto

STATE OF TEXAS

COUNTY OF DALLAS

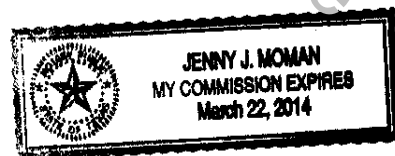
SS:

On this 15th day of October, 2012, before me, a Notary Public, the undersigned, George Martin, acting as agent-in-fact of the Federal Deposit Insurance Corporation pursuant to that certain Limited Power of Attorney granted on August 8, 2012 and recorded with the Dallas County, Texas Clerk's Office on August 8, 2012 as Document #20120023916, and personally appeared before me, who acknowledged himself to be the holder of the Power of Attorney and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing on behalf of said Federal Deposit Insurance Corporation.

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

J. Moman
Notary Public

My commission expires: March 23, 2014



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EXHIBIT A

LEGAL DESCRIPTION

LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20 AND 21 IN BLOCK 7 IN AVALON ADDITION, BEING A SUBDIVISION OF THE NORTH ½ OF LOT 1, NORTH ½ OF LOT 2, SOUTH ½ OF LOT 1 AND LOT 3 (EXCEPT THE NORTH 20 ACRES) IN VERHOEVENS SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 44 E. Sibley Boulevard, Dolton, IL

P.I.N.: 29-09-210-023

29-09-210-024

29-09-210-025

29-09-210-026

29-09-210-027

29-09-210-028

29-09-210-029

29-09-210-030

29-09-210-031

29-09-210-032

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EXHIBIT B



201208232916

POA 1/4

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a corporation organized and existing under an Act of Congress, hereafter called the "FDIC", hereby designates the employees(s) of United Central Bank set out below (the "Attorney(s)-in-Fact") for the sole purpose of executing the documents outlined below:

George Martin
Quintin Harmon

Kenneth Tomlinson
Donald Flatt

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW THEREFORE, the FDIC grants to the above-named Attorney(s)-in-Fact the authority, subject to the limitations herein, as follows:

1. To execute, acknowledge, seal and deliver on behalf of the FDIC as receiver of Mutual Bank, ("Receiver") all instruments of transfer and conveyance, including but not limited to deeds, assignments, satisfactions, and transfers, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the sale and transfer of any asset of Mutual Bank including all loans formerly held by Mutual Bank to United Central Bank pursuant to that certain Purchase and Assumption Agreement, dated as of July 31, 2009 between Receiver, and United Central Bank.

2. Regarding indebtedness previously owned by the former Mutual Bank that had been paid off or otherwise satisfied prior to bank failure, authority is granted to the Attorney(s)-in-Fact to execute, acknowledge, seal and deliver on behalf of the Receiver any and all lien releases that may be necessary for the completion of the documentation obligations of the former Mutual Bank, in connection with such paid-off loans or other debt obligations. All lien releases and related documents prepared in connection with this Limited Power of Attorney shall be appropriately completed with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the release of the collateral and satisfaction of the debt.

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EXHIBIT B

Attorneys-in-Fact shall undertake to complete all appropriate due diligence necessary to verify the full and final payment and satisfaction of all indebtedness secured by the collateral being released.

The form which the Attorney(s)-in-Fact shall use for endorsing promissory notes or preparing allonges to promissory notes is as follows:

Pay to the order of

Without Recourse

FEDERAL DEPOSIT INSURANCE CORPORATION
as Receiver of Mutual Bank

By: _____

Name: _____

Title: Attorney-in-Fact

All other documents of assignment, conveyance, or transfer shall contain this sentence: "This assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver."

3. FDIC further grants to each Attorney-in-Fact full power and authority to do and perform all acts necessary to carry into effect the powers granted by this Limited Power of Attorney as fully as FDIC might or could do with the same validity if all and every such act had been herein particularly stated, expressed, and especially provided for.

This Limited Power of Attorney shall be effective from August 1, 2012, and shall continue in full force and effect through July 31, 2013, unless otherwise terminated by an official of the FDIC authorized to do so by the Board of Directors ("Revocation"). At such time this Limited Power of Attorney will be automatically revoked. Additionally, upon the termination of employment from United Central Bank (for any reason) of any Attorney(s)-in-Fact named herein, such terminated employee's power and authority provided pursuant to this Limited Power of Attorney shall immediately be revoked and be of no further force and effect as of the date of such termination. Any third party may rely upon this document as the named individual(s)' authority to continue to exercise the powers herein granted, unless a Revocation has been recorded in the public records of the jurisdiction where this Limited Power of Attorney has been recorded, or unless a third party has received actual notice of a Revocation.

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EXHIBIT B

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 8 day of August, 2012.

FEDERAL DEPOSIT INSURANCE CORPORATION

By: [Signature]
 Name: James L. Parrish
 Title: Customer Service Manager
Dallas Regional Office

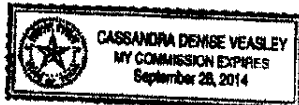
Signed in the presence of:

[Signature]
 Witness
 Name: Begonia Richardson

[Signature]
 Witness
 Name: Beverly Waddy

STATE OF TEXAS
 COUNTY OF DALLAS

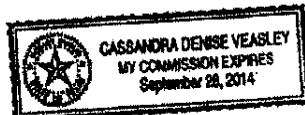
On this 8 day of August, 2012, before me, a Notary Public in and for the State of Texas appeared James L. Parrish, to me personally known, who, being by me first duly sworn did depose that he is Customer Service Manager, Dallas Regional Office of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said James L. Parrish, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.



STATE OF TEXAS
 COUNTY OF DALLAS

Cassandra Denise Veasley
 Notary Public
 My Commission expires: 9/28/2014

On this 8 day of August, 2012, before me, a Notary Public in and for the State of Texas appeared Begonia Richardson (witness #1) and Beverly Waddy (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw James L. Parrish, Customer Service Manager, Dallas Regional Office of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, subscribe the same, and that they had signed the same as a witness at the request of the person who executed the same.



Cassandra Denise Veasley
 Notary Public
 My Commission expires: 9/28/2014

Limited Power of Attorney for United Central Bank

Page 3 of 3

August, 2012

Prepared by: Donald Linker and Darlene Waller, Federal Deposit Insurance Corporation, Dallas Regional Office, Legal Division

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EXHIBIT B

Property of Cook County Clerk's Office

Filed and Recorded
 Official Public Records
 John F. Warren, County Clerk
 Dallas County, Texas
 08/08/2012 09:48:11 AM
 \$24.00



[Handwritten signature]

201200232916

THE STATE OF TEXAS
 COUNTY OF DALLAS
 I hereby certify that the above and foregoing is a true and correct photographic copy of the original record now in my custody and possession, filed on the date stamped hereon and the same is recorded in the Recorder's Records in my office under the volume and page or instrument # shown on thereon.
 I hereby certify on

AUG 08 2012



COUNTY CLERK / DALLAS COUNTY, TEXAS
 By *[Handwritten signature]*