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ASSIGNMENT OF REAL ESTATE MORTGAGE

Keyson Const.

86255096

STATE OF MARYLAND)

CITY OF Baltimore
COUNTY OF Baltimore

86255096

THIS AGREEMENT made this 26 day of February, 1986, by and between Commercial Credit Services Corporation, a Delaware corporation (herein called "Assignor") and Beneficial Business Credit Corp., a Delaware corporation, (herein called "Assignee"):

WITNESSETH: That

WHEREAS, Assignor, by the execution and delivery of a certain Bill of Sale, has bargained, sold, assigned, conveyed and transferred to Assignee all Assignor's right, title and interest in certain notes and other evidences of indebtedness; and

WHEREAS, said notes and other evidences of indebtedness are secured by a certain real estate mortgage, as is more fully described hereafter;

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), and other good and valuable considerations, the receipt of which are hereby acknowledged and pursuant to and in furtherance of a certain Agreement of Purchase and Sale dated February _____, 1986, ("Agreement"), by and between Assignor and Assignee, Assignor hereby grants, bargains, sells, assigns, conveys, transfers to, and invests in Assignee, its successors and assigns, all of Assignor's right, title and interest in and to that certain Mortgage dated the 17th day of JANUARY, 1984, made by FRANK A. LONIELLO AND TESSIE LONIELLO, and recorded on the 3rd day of JANUARY, 1984 in the office of RECORDER OF DEEDS COOK COUNTY ILLINOIS in Book AS DOCUMENT No. 26951548 and Page 26951548, mortgaging real property located in COOK COUNTY STATE OF ILLINOIS, all in accordance with the terms and provisions of the Agreement:

TO HAVE AND TO HOLD the same with all the rights, privileges and appurtenances pertaining thereto, and in accordance with the provisions of this Agreement.

FURTHERMORE, upon Assignee's reasonable request, Assignor, at its own expense, will do, execute, acknowledge and deliver, or will cause to be done, executed, acknowledged or delivered, all and every such further acts, bills of sale, deeds, assignment releases, transfers, conveyances, powers of attorney and assurances as may reasonably be required by Assignee, its successors and assigns, for the better assigning, transferring and conveying to, and vesting title and ownership of the aforementioned interests in, Assignee, or for aiding Assignee in the collecting or enforcing of the obligations secured by the aforementioned interests.

Capitalized Terms not herein defined are used with the same meanings as in the Agreement.

IN WITNESS WHEREOF, Assignor has caused this instrument to be duly executed this 26 day of February, 1986, and its corporate seal to be affixed hereto.

(Seal)

ATTEST:

G. K. Schapire
(Assistant) Secretary

COMMERCIAL CREDIT SERVICES CORPORATION

By: C. Alan Smith
C. Alan Smith,
Vice President

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STATE OF MARYLAND)

City
COUNTY OF *Baltimore*

On this 26 day of February, 1986, before me personally came C. Alan Smith, to me known who, being by me duly sworn, did depose and say that he is Vice President of Commercial Credit Services Corporation, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and he signed his name thereto by like order.

Laura Jones
Notary Public

My Commission Expires: July 1, 1986



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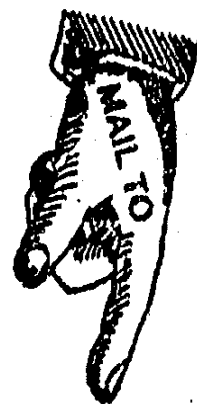
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REFUGEE BUSINESS CREDIT CO.
6550 LBJ Freeway
Dallas, TX 75240
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