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Recording Requested By And
When Recorded Mail To:

Beal Mortgage, Inc.
15770 North Dallas Parkway
Suite 902, LB58
Dallas, Texas 75248
Attention: Mychelle Work



DEPT-11 RECORD TOR \$33.50
1:1111 TRAN 5679 06/15/94 08:40:00
48826 : AF * -94-525973
COOK COUNTY RECORDER

MORTGAGE ASSIGNMENT

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SUPERIOR BANK FSB, a federal savings bank ("Assignor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby absolutely sells, transfers, assigns, delivers, sets-over and conveys to BEAL MORTGAGE, INC., a Texas corporation ("Assignee"), without recourse or representation or warranty of any kind or nature (except as otherwise set forth in that certain Performing Mortgage Loan Purchase Agreement [the "Purchase Agreement"] dated as of February 17, 1994, between Assignor and Assignee)

The mortgage loan identified on Exhibit A hereto (the "Mortgage Loan"), including the promissory note(s) related thereto together with all amendments, supplements and modifications thereto and all liens, financing statements, guaranties and security interests securing the payment of the Mortgage Loan, including, without limitation, the mortgagee's interest under the mortgage or deed of trust and any other documents recorded in the real property records of the jurisdiction in which such real property, as legally described on Exhibit C hereto, is located with respect to such Mortgage Loan, as such documents are more particularly described and referenced on Exhibit B hereto (collectively the "Mortgage Documents"), and any other documents, agreements, instruments or property relating to the Mortgage Loan and all right, title, interest, claims, demands, causes of action and judgments securing or relating to the Mortgage Loan (collectively, the "Other Loan Documents and Collateral"), except as otherwise specifically reserved by Assignor under the Purchase Agreement.

TO HAVE AND TO HOLD the Mortgage Loan, Mortgage Documents and the Other Loan Documents and Collateral, together with all and singular the rights and privileges thereunto in any way belonging unto Assignee, its successors and assigns, forever.

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ASSUMPTION

As of the effective date above written, Assignee hereby accepts the foregoing Mortgage Assignment and hereby agrees to assume and discharge, in accordance with the terms thereof, all of the burdens and obligations of the lender under the Mortgage Loan, including but not limited to those under the Mortgage Documents, the note secured thereby, and all Other Loan Documents and Collateral, which burdens or obligations arise or accrue on or after the effective date above written.

If any action is brought by either party against the other party in connection with this Assignment and Assumption, the prevailing party shall be entitled to recover from the other party reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action. For purposes of this Assignment and Assumption, the term "attorneys' fees" or "attorneys' fees and costs" shall mean the fees and expenses of counsel to the parties hereto (including in-house counsel), which may include administrative fees, printing, duplicating and other expenses, freight and delivery charges, and fees billed for law clerks and paralegals.

ASSIGNEE:

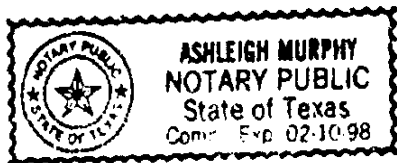
BEAL MORTGAGE, INC., a Texas corporation

By: [Signature]
Name: W. T. Sturenmann
Its: Vice President

STATE OF Texas,
COUNTY OF Dallas SS:

On March 14th, 1994, before me, Ashleigh Murphy, a notary public in and for said state, personally appeared W. T. Sturenmann, the Vice President of BEAL MORTGAGE, INC., a Texas corporation, personally known to me (or proved to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



[Signature]
Notary Public

My Commission Expires:

02-10-98

(AFFIX SEAL)

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SUBSEQUENT ASSIGNMENT

BEAL MORTGAGE, INC., a Texas corporation, Assignee from Superior Bank FSB, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby absolutely sells, transfers, assigns, delivers, sets-over and conveys to BEAL BANC, S.A., without recourse or represented or warranty of any kind or nature, the Mortgage Loan, the Mortgage Documents, the Other Documents and Collateral (as defined on page 1 of this Mortgage Assignment) conveyed by Superior Bank, FSB to Beal Mortgage, Inc.

TO HAVE AND TO HOLD the Mortgage Loan, Mortgage Documents and the Other Loan Documents and Collateral, together with all and singular the rights and privileges thereunto in any way belonging unto Beal Banc, S.A., its successors and assigns, forever.

DATED March 15, 1994, to be effective March 15, 1994.

BEAL MORTGAGE, INC.

By: [Signature]
Its: Vice President

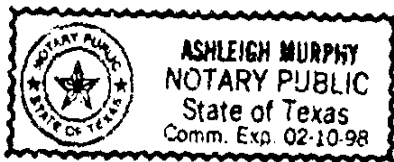
THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W. T. Saureman, Vice President of BEAL MORTGAGE, INC., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said corporation and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of March, 1994.

My Commission Expires: 02-10-98

[Signature]
Notary Public in and for the
State of Texas



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EXHIBIT A

Mortgage Loan

That certain loan evidenced by that certain Note dated September 15, 1980, made by Louis R. Ptak, Jr. and Aldona A. Ptak to the order of Lyons Savings & Loan Association in the original principal amount of \$39,150.00.

Property of Cook County Clerk's Office

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EXHIBIT B

Mortgage Documents

- Mortgage dated September 15, 1980, made by Louis R. Ptak, Jr. and Aldona A. Ptak to Lyons Savings & Loan Association and recorded with the Registrar of Titles, Cook County Recorder as Recording No. 3179717, Certificate No. 1345212, Volume 2696-1, Page 107 (Torrens) on September 24, 1980.

Property of Cook County Clerk's Office

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EXHIBIT C

Legal Description

The South Half of Lot Twenty and all of Lot Twenty-one in Block Three in Ellis and Chamberlain's Subdivision of the Northwest Quarter of Block Six in the Subdivision of Section 18, Town 39 North, Range 13, East of the Third Principal Meridian (except the West Half of the Southwest Quarter thereof).