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. DEPT-01 RECORDING \$27.50
. T#6666 TRAN 7864 08/02/95 14:28:00
. #3163 LC *-95-508506
. COOK COUNTY RECORDER

**COLLATERAL ASSIGNMENT OF NOTE, MORTGAGE AND
ASSIGNMENT OF RENTS AND LEASES**

This Collateral Assignment of Mortgage and Assignment of Rents and Leases ("Assignment"), is executed by U.S. Loan Limited Partnership, an Illinois limited partnership, whose principal business address is 351 W. Hubbard, Suite 707, Chicago, IL 60610, as the Assignor ("Assignor"), in favor of TRANSAMERICA LENDER FINANCE, a division of TRANSAMERICA BUSINESS CREDIT CORPORATION, a Delaware corporation, as Assignee ("Assignee") with its principal place of business located at 225 N. Michigan Ave., Chicago, IL 60601, and dated this July 25, 1995 .

R E C I T A L S :

a. Assignor and Assignee have entered into that certain Loan and Security Agreement (including any and all renewals, extensions and modifications thereof, the "Loan Agreement") dated February 14, 1994, pursuant to the terms of which Assignee has agreed to make a loan, (including any and all renewals, extensions and modifications thereof the "Loan"), to Assignor, bearing interest on the terms provided in the Loan Agreement, said Loan having a stated maturity date that is three (3) years from the effective date of the Loan Agreement (i.e. February 14, 1997).

b. Assignor is the owner and holder of the instruments and documents described in Exhibit A, attached hereto and made a part hereof, and wishes to assign such instruments and documents to Assignee.

c. Assignee and Assignor wish to set forth the terms and conditions under which this Assignment will be made.

A G R E E M E N T S :

NOW, THEREFORE, in consideration of the recitals and other good and valuable consideration, the receipt and sufficiency of which are acknowledged and confessed hereby, Assignor agrees in favor of Assignee as follows:

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Assignor HAS TRANSFERRED, SOLD, BARGAINED, ASSIGNED AND CONVEYED to Assignee, and by these presents does TRANSFER, SELL, BARGAIN ASSIGN AND CONVEY unto Assignee, the promissory note described in Exhibit A, together with all mortgages and other documents (the "Mortgage") executed in connection with or as security for the Note, including that certain Mortgage described on Exhibit A.

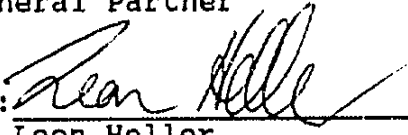
TO HAVE AND TO HOLD unto Assignee, its successors and assigns, all right title and interest of Assignor in to and under the Note and Mortgage, and any amendments thereto, and all liens, security interests and rights of Assignor in, to and under the Mortgage or to which Assignor might be entitled by being the owner and holder of the Note and the Mortgage, all pursuant to the terms of the Loan Agreement.

This Assignment includes and establishes a present, absolute and primary transfer and assignment of the Note and Mortgage, but so long as no Event of Default shall exist under the Loan Agreement, the Assignor shall have the right and license to collect, use and enjoy all interest and other sums due or to become due under and by virtue of any Note or Mortgage as they respectively become due; and Assignee agrees that it shall not exercise any of its rights or powers conferred upon it by this Assignment until an Event of Default shall exist under the Loan Agreement.

THIS ASSIGNMENT IS EXECUTED as of the day and year first above written.

ASSIGNOR:

U.S. LOAN LIMITED PARTNERSHIP,
an Illinois limited partnership.
By: U.S. Loan Express, Inc.
General Partner

By: 
Leon Heller
President

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ACKNOWLEDGEMENT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on the 25th day of July, 1995, by Leon Heller, President of U.S. Loan Express, Inc., an Illinois corporation, on behalf of said corporation as the sole general partner of U.S. Loan Limited Partnership, an Illinois limited partnership, on behalf of said limited partnership, and as the free and voluntary act of said corporation.

H. Marianne Calzaretta
Notary Public

~~~~~  
"OFFICIAL SEAL"  
H. Marianne Calzaretta  
Notary Public, State of Illinois  
My Commission Expires 12/28/98  
~~~~~

This document prepared by
and after recording return to:

Leon Heller
U.S. Loan Limited Partnership
351 W. Hubbard, Suite 707
Chicago, IL 60610

c:\wp50\usloanp\attorney



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EXHIBIT A

Promissory Note dated July 25, 1995 (the "Note"), made by Ranch Motel, Inc., an Illinois Corporation ("Mortgagor") and having a maturity date of August 1, 2000, along with that certain Mortgage and Assignment of Rents and Leases, both dated July 25, 1995 and made by Mortgagor and granted to Assignor and given to secure the payment of the Note in the original principal amount of Two Hundred Thousand and 00/100 Dollars (\$200,000.00), plus interest, and recorded with the Cook County Recorder of Deeds on AUGUST 2, 1995 as Document Nos. 95506115, and 95506116, respectively, regarding the real estate, along with the improvements thereon, legally described as follows:

THE WEST 200 FEET OF BLOCK 3 IN STONY ISLAND HEIGHTS, A SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 9201 S. Stony Island Avenue, Chicago, IL 60617
PIN# 25-01-308-025-0000

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