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AFFIDAVIT

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

DEPT-01 RECORDING \$27.50
TW5555 TRAN 3083 02/09/95 16:17:00
W3515 # K F S # --95--100201
COOK COUNTY RECORDER

Before me, the undersigned authority, personally appeared DAVID WICK, Vice President of National Enterprises, Inc., a California Corporation, known to me to be an officer of National Enterprises, Inc., a California Corporation, and the person who executed this affidavit who after being duly sworn by me states:

1. That this affidavit is in reference to that certain Indenture/Mortgage dated September 26, 1985 between Gibraltar Money Center, Inc. aka Gibraltar Savings F.A. (LENDER) and Royale Investment, an Illinois general partnership (BORROWERS) and filed in Official Records Book as Instrument # 85-207097, Public Records of Cook County, Illinois and attached hereto and made a part hereof.

2. Affiant states that on September 30, 1994, at a public Resolution Trust Corporation (RTC) auction held in Kansas City, Missouri, that National Enterprises, Inc., a California Corporation, purchased Gibraltar Money Center Inc.'s aka Gibraltar Savings F.A. (ASSIGNOR) interest in the above referenced Indenture/Mortgage from the RTC solely in its capacity as conservator for Gibraltar Savings F.A. aka Gibraltar Money Center, Inc..

3) Affiant on September 30, 1994, only received a Bill of Sale and Assignment of Loans from the RTC which assigned unto National Enterprises, Inc., a California Corporation, all beneficial interest in the Indenture/Mortgage referred to above under Item #1 of this affidavit.

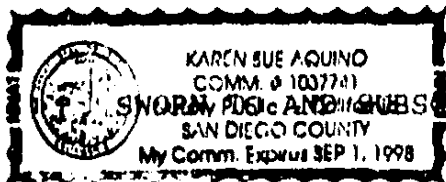
4) Affiant states that attached hereto and made a part hereof is a certified copy of the above mentioned Bill of Sale and Assignment of Loans. That on Exhibit "A", Page 11-7, Pool 134 states Conservatorship for Gibraltar Savings F.A. aka Gibraltar Money Center, Inc., and that on Exhibit "I", Page 1, Loan Schedule tenth item from the top reflects the Indenture/Mortgage referred to above under Item #1 of this affidavit.

AFFIANT FURTHER SAYETH NOT.

NATIONAL ENTERPRISES, INC.,
a California Corporation

By: David Wick
David Wick
Vice President

27.50
BNK



SUBSCRIBED Before me this 7th day of February, 1995.

Karen Sue Aquino

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Page 1 of 1

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BILL OF SALE AND ASSIGNMENT OF LOANS

Assignor hereby absolutely sells, transfers, assigns, sets-over, quitclaims and conveys to National Enterprises, Incorporated, a Corporation organized under the laws of the state of California ("Assignor") without recourse and without representations or warranties of any type, kind, character or nature, express or implied:

(a) all of Assignor's right, title and interest in and to each of the loans identified in the loan schedule ("Loan Schedule") attached hereto as Exhibit "I" (the "Loans"), together with all promissory notes or other evidence of indebtedness, if any, and together with all instruments and documents securing such Loans and all collateral (whether real or personal property) pledged in connection therewith, if any; and

(b) all principal, interest or other proceeds of any kind with respect to the Loans (including but not limited to proceeds derived from the conversion, voluntary or involuntary, of any of the Loans into cash or other liquidated property, including, without limitation, insurance proceeds and condemnation awards), but excluding any payments, proceeds or other consideration received by or on behalf of Assignor on or before July 31, 1994 with respect to the Loans, regardless of whether timely paid or applied.

As used herein, "Assignor" shall mean as indicated on Exhibit "II" hereto only to the extent that such entities are identified on the Loan Schedule(s) attached as Exhibit "I" hereto: either (i) Resolution Trust Corporation acting solely in its respective capacity as either receiver or conservator for each financial institution identified on Exhibit "II" (each an "Association"), and when used herein shall be deemed to include the Association for which the Resolution Trust Corporation is acting, as the context may require, (ii) a subsidiary of any such applicable Association, or (iii) Resolution Trust Corporation acting solely in its corporate capacity as specifically stated on Exhibit "II" in connection with certain Loans held in such capacity.

DATED: November 11, 1994.



RESOLUTION TRUST CORPORATION IN ITS
CAPACITY AS IDENTIFIED ON EXHIBIT "II"
FOR EACH ASSOCIATION LISTED ON THE
LOAN SCHEDULES ATTACHED AS
EXHIBIT "I"

By: Patricia A. Greiner
Patricia A. Greiner (also known as P. Greiner)
Attorney-in-Fact under Limited Power of
Attorney dated September 20, 1994

Rick, Fran, Reynolds & Harvey
350 N. LaSalle
Chicago, IL 60610

03/53544.
WP1863/02-479
RTC National Loan Auction V
Master Contract No. 76724-29-236

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Exhibit I To Bill of Sale and Assi
Loan Schedule
Package 304
Master Contract No. 76724-30-B
RTC National Loan Auction V
September 28-30, 1994

Inst. ID (Fin No.) Institution Name Servicer Name Tracking/Control No Servicer Loan Number Date of Approximate Current Balance

1298	Hollywood FSA	ENM (FOR AFSC)	10090797	0014371584	
7014	1st Federal-Southeast-MO	MIDLAND DATA SERVICES	10192451	0900066483	
7374	Germania Bank,	MIDLAND DATA SERVICES	10196882	090012560	
2205	Red River Federal	MIDLAND DATA SERVICES	10196888	090015217	
2202	Home Savings, Kansas City	MIDLAND DATA SERVICES	10199863	090016248	
2147	Atlantic Fin, Bala Cynwyd	MEMOR (FULL)	10405422	20007802000074142	
6946	Peoples Heritage SA	EPS	10614526	94603564	
7024	Durand Federal	EPS	10614797	02615117	
7407	Jonesboro Federal	TEXAS DATA CTRL	10630326	017663032180001	
7119	Gibraltar Savings,	MIDLAND DATA SERVICES	10664362	190203106	
2174	Danbury Federal	KMUTSON MTG	10696555	0003537067	
2206	State Savings, Jackson Mt	KMUTSON MTG	10696671	0005739287	
6939	Hill Financial Savings	KMUTSON MTG	10700830	0000039513	
7913	HomeBank Federal	MEMOR (FULL)	10862588	1840016321	
2147	Atlantic Fin, Bala Cynwyd	MEMOR (FULL)	11330360	200001690100146980	
6937	Freedom Savings, Tampa	ENM (FOR AFSC)	11374992	000016200700	
7102	Centrust Federal	ENM (FOR AFSC)	11375110	001427288	
6920	Hughesham Federal-GA	ENM (FOR AFSC)	11375592	00001175084	
1232	First FSLA-MI	MIDLAND DATA SERVICES	1387076	002206330	
6937	Freedom Savings, Tampa	STANDARD FED	99990119	24830105200	

299,868.70

ROYALE INVESTMENT

Total Approximate Current Balance

Total Number Of Loans in Package 304 : 20

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EXHIBIT A

Legal Description

LOTS 35, 36, 37, 38, 39, 40, 41, 42 AND 43 AND THE SOUTH 1/2 OF LOT 44 IN BLOCK 3 IN M.M. BROWNS ADDITION TO HARVEY, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE RIGHT OF WAY OF THE ILLINOIS CENTRAL RAILROAD), IN COOK COUNTY, ILLINOIS.

Item #

29-20-105-027

29-20-105-026

29-20-105-025

29-20-105-024

29-20-105-023

29-20-105-022

29-20-105-021

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