PREPARED BY & MAIL TO:

PAN AMERICAN FINANCIAL
 SERVICES, INC.
4250 N MARINE DR #228
CHICAGO, IL 60613

CST 967081   **CORPORATE ASSIGNMENT OF MORTGAGE**

FOR VALUE RECEIVED, the undersigned grants, assigns and transfers to
Delta Funding Corp. , ITS SUCCESSORS AND ASSIGNS all the rights,
title and interest of undersigned in and to that certain Real Estate
Mortgage dated SEPTEMBER 27, 1996, executed by MARVIN TOLLIVER MARRIED
TO CHARLYNE TOLLIVER to Pan American Financial Services, Inc., a
corporation organized under the laws of the State of Illinois and whose
principal place of business is 4250 North Marine Drive, Chicago,
Illinois 60613, and recorded in Cook County records, State of Illinois
as document number 96790534 described hereinafter as follows:

LOT 9 AND THE EAST 5 FEET OF LOT 10 IN BLOCK 2 IN H.O. STONE'S ROBEY
STREET SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 38
NORTH. RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

96790712

PIN #20-31-307-047-0000

PROPERTY ADDRESS: 2055 W 83RD ST CHICAGO IL 60620-
       TOGETHER with the note or notes therein described or
referred to, the money due and to become due thereon with interest, and
all rights accrued or to accrue under said Real Estate Mortgage.

PAN AMERICAN FINANCIAL SERVICES, INC.

By _____
HOWARD D. ROSEN, V.P./TREASURER

_____
Witness

STATE OF ILLINOIS)
COUNTY OF COOK   ) SS/
       On ___9/27/96___ before me, the undersigned, a Notary Public
in and for said County and State, personally appeared HOWARD D. ROSEN
known to me to be the V.P./TREASURER of the corporation, herein executed
the within instrument, that the seal affixed to said instrument is the
corporate seal of said corporation; that said instrument was signed and
sealed on behalf of said corporation pursuant to its bylaws or a
resolution of its Board of Directors and that he/she acknowledges said
instrument to be the free act and deed of said corporation.

_____
Notary Public

OFFICIAL SEAL
NATALIE A HUGLEY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/07/00

COOK COUNTY
RECORDER
JESSE WHITE
SKOKIE OFFICE