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When recorded, return to:
Erika Nelson 612-244-5271
First Trust National Association
MLA Services
180 East Fifth Street, SPFTMZ05
St. Paul, MN 55101

Tax ID #: 1817405001

96978284

This document was prepared by:
AG Arbor Management, L.L.C

[Name]

SPACE: ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF COLLATERAL INSTRUMENT

FOR VALUABLE CONSIDERATION, AG BRISTOL II, L.L.C., AS TRUSTEE OF THE AG BRISTOL II TRUST, a New York trust, having an address at c/o AG Realty Advisors, L.P., 245 Park Avenue, 26th Floor, New York, New York 10167, Attention: Michael L. Gordon, Vice President ("Assignor), hereby sells, assigns and transfers to **AMERICAN STRATEGIC INCOME PORTFOLIO INC.-III**, a Minnesota corporation having an address at **Piper Jaffray Tower, 20th Floor, 222 S. Ninth Street, Minneapolis, MN 55402**, those certain instruments described in Exhibit A, attached hereto, all without recourse to Assignor.

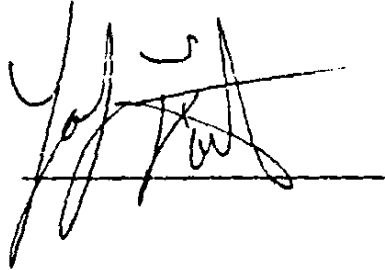
Dated as of: February 16, 1996

Signed, Sealed and Delivered in
the Presence of or Attested by:

**AG BRISTOL II, L.L.C., AS TRUSTEE OF AG
BRISTOL II Trust, a New York trust**

By: AG Realty Advisors, L.P., Manager

By: AG Realty Management, Inc., General
Partner



By: *Michael L. Gordon*
Michael L. Gordon
Vice President

"THIS ASSIGNMENT IS NOT SUBJECT TO THE REQUIREMENTS OF SECTION 275 OF THE REAL PROPERTY LAW AS IT IS AN ASSIGNMENT WITHIN THE SECONDARY MORTGAGE MARKET."

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T - 25.50
P - 22.00
47.50

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1000 2000

Property of Cook County Clerk's Office

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STATE OF NEW YORK
COUNTY OF NEW YORK

)
) SS.
)

On July 24, 1996, before me Patricia Murray a Notary Public in and for said State, personally appeared Michael L. Gordon, 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 executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Patricia Murray
Notary Public

My commission expires: 6/30/97
[SEAL]

PATRICIA A. MURRAY
Notary Public, State of New York
No. 43-483666
Qualified in Richmond County
Commission Expires June 30, 1997

Property of Cook County Clerk's Office

DEPT-91 RECORDING \$25.50
14-013 TRAF 7954 12/30/96 08:55:00
12245 * TB * -96-978284
COOK COUNTY RECORDER
DEPT-36 FEEALTY \$22.00

960943284

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Property of Cook County Clerk's Office

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96-9-3946

EXHIBIT A

A certain Note executed by Thomas M. Corcoran and Mariam O. Abu Gheida, payable to the order of Citicorp Savings of Illinois in the original principal sum of \$144,000.00 dated November 17, 1989, and bearing interest and being due and payable in installments as therein provided, and being secured by that certain Mortgage of even date therewith and filed for record*in the Office of the County Recorder of Cook County, State of Illinois as Instrument No. 89560190, on the real and personal property described therein.

*RECORDED ON NOVEMBER 24, 1989.

LEGAL DESCRIPTION:

LOT 472 IN ROBERT BARTLETT'S LA GRANGE HIGHLANDS, UNIT 5, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX ID #18-17-405-001-0000

PROPERTY ADDRESS: 6017 PECK
LA GRANGE, IL 60525

96501492

96501492

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* DEPT-10 PENALTY \$22.00
* 140013 TRAN 284 12/30/96 08:56:00
* 42247 4 TR *-96-978284
* COOK COUNTY RECORDER

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