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Prepared by and after recording return to:
Beal Bank, S.S.B.
15770 N. Dallas Pkwy., Suite 300, LB 66
Dallas, Texas 75248
Attn: M. Turner

DEPT-01 RECORDING \$25.50
T#00014 IRAN 6678 04/02/96 14:59:00
\$6749 LF *-96-251657
COOK COUNTY RECORDER

Loan: 4884788018
Portfolio: FDIC NMSU 9503

96251657

ASSIGNMENT OF DEED OF TRUST/MORTGAGE

THE STATE OF ILLINOIS

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§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COOK §

That this assignment is made by LOAN ACCEPTANCE CORP., a corporation, whose address is 15770 N. Dallas Pkwy., Ste. 902, Dallas, Texas 75248 (hereinafter called "Assignor"), to BEAL BANK, S.S.B., whose address is 15770 N. Dallas Pkwy., Ste. 300, Dallas, Texas 75248, (hereinafter called "Assignee"), and

WHEREAS, Assignor is the owner and holder of the Deed of Trust or Mortgage and the Promissory Note secured thereby, which is described on Exhibit 'A' attached hereto and incorporated herein for all purpose; and

WHEREAS, Assignor desires to assign and transfer said Deed of Trust or Mortgage, together with the Promissory Note thereby secured to Assignee;

NOW, THEREFORE, Assignor, for good and valuable consideration to it in hand paid by Assignee, the receipt and sufficiency of which is hereby acknowledged, has TRANSFERRED and ASSIGNED, GRANTED and CONVEYED without recourse and by these presents does hereby TRANSFER, ASSIGN, GRANT and CONVEY without recourse unto the Assignee all of the following described property, to wit: (a) the Deed of Trust or Mortgage and the Promissory Note thereby, and (b) all liens, encumbrances, estates, rights, interest, security interest, powers, privileges, guaranties, covenants and agreements, if any, and any superior title evidenced thereby, or otherwise securing, relating or pertaining to said Note.

TO HAVE AND TO HOLD unto the said Assignee, its successors and assigns, forever, the Deed of Trust or Mortgage and the Promissory Note thereby secured, or any part thereof, and Assignor shall accordingly forever protect and defend Assignee's right and title to the Deed of Trust or Mortgage and the Promissory Note thereby secured.

EXECUTED this 18 day of March, 1996.

96251657

WITNESS:

LOAN ACCEPTANCE CORP.

Mary Turner
Mary Turner

Glenda Wilson
Glenda Wilson, Vice President

25.00

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THE STATE OF TEXAS

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SS. Dallas

THE COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Glenda Wilson, Vice President of LOAN ACCEPTANCE CORP., a corporation, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same as the act and deed of LOAN ACCEPTANCE CORP., for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office this 18 day of March, 1996.



Notary Public, State of Texas

Notary's Printed Name

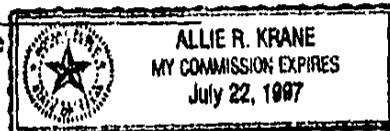


EXHIBIT 'A'

DEED OF TRUST/MORTGAGE

MORTGAGOR(S): DAN J. KOENIG & ULLUA KOENIG

PIN # 08-23-200-032

DATE: 05/07/76

BOOK/VOLUME:

PAGE:

DOCUMENT/INSTRUMENT NO: 23477654

LEGAL DESCRIPTION: SEE ATTACHED

96051657

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PARCEL 1:
THAT PART OF THE SOUTH 68.83 FEET OF THE NORTH 528.33 FEET, MEASURED AT RIGHT ANGLES TO THE EAST 522.0 FEET, MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF LOT 2 IN LINNEMAN'S DIVISION OF LANDS IN SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE SOUTH LINE OF DEMPSTER STREET (SAID SOUTH LINE OF STREET BEING A LINE 50.0 FEET SOUTH, MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID LOT 2 BEING ALSO THE NORTH LINE OF THE NORTH EAST 1/4 OF SAID SECTION 23) BOUNDED BY A LINE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID 68.83 FEET WHICH IS 378.96 FEET WEST OF THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 68.83 FEET, 143.04 FEET TO THE WEST LINE OF THE EAST 522.0 FEET OF SAID LOT 2, AS AFORESAID, THENCE SOUTH 00 DEGREES 57 MINUTES 10 SECONDS WEST ALONG THE WEST LINE OF SAID EAST 522.0 FEET, 33.11 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 50 SECONDS EAST, 33.0 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 10 SECONDS WEST, 35.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 528.33

FEET, 111.18 FEET TO A POINT ON SAID LINE WHICH IS 377.81 FEET WEST OF THE INTERSECTION OF SAID SOUTH LINE WITH THE EAST LINE OF SAID LOT 2; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE, 68.83 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS AND AS DEPICTED ON PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT 1, DATED JANUARY 12, 1973, AND RECORDED JANUARY 15, 1973 AS DOCUMENT NUMBER 22187680, AND AS CREATED BY DEED FROM JULIUS COHEN TO WILLIAM R. GERNER AND ERIKA F. GERNER HIS WIFE, DATED NOVEMBER 15, 1973 AND RECORDED FEBRUARY 5, 1974 AS DOCUMENT NUMBER 22620046 FOR INGRESS AND EGRESS.

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64-54-946

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