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PREPARED BY AND RETURN TO:
Sherron K. Spell
EMPIRE FUNDING CORP.
9737 Great Hills Trail
Austin, Texas 78759

97197628

LOAN # 85-27725

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that Empire Funding Corp., 9737 Great Hills Trail, Austin, Texas 78759 ("Assignor") for legally sufficient consideration, does hereby grant, sell, assign, transfer, set over and convey to:

TMI FINANCIAL, INC.
9737 GREAT HILLS TRAIL
AUSTIN, TEXAS 78759

and its successors and assigns, one certain Deed of Trust executed by REYNALDO DELGADO AND MARIA E. DELGADO

to H. C. P. SALES, INC.

on the 3RD day of OCTOBER, 1991, and encumbering upon the following described real estate situate in COOS County, State of ILLINOIS to wit:

LOT 6 IN JOHN DUNN'S SUBDIVISION OF LOTS 7 TO 13 IN BLOCK 2 IN M. A. BARNES SUBDIVISION IN THE SOUTHWEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Deed of Trust is duly recorded in the Book or Record No. JB 402448, on Page _____ of the aforesaid County and State.

97197628

IN WITNESS WHEREOF, these presents have been executed by Assignor us of this 10TH day of JANUARY, 1997.

*CORPORATE SEAL



EMPIRE FUNDING CORP.

BY: Lisa Cathey
Lisa Cathey, Asst. Vice President

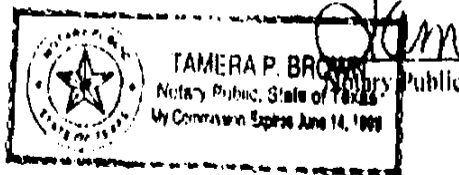
Witness/Attorn: Cindy Broderick
Cindy Broderick, Assistant Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF: TEXAS
COUNTY OF: TRAVIS

SS,

I, TAMERA BROWN, a Notary Public in and for said county and state, do hereby certify that Lisa Cathey, Asst. Vice President and Cindy Broderick, Assistant Secretary personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as his/her/their voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal this 10th day of JANUARY, 1997.



Tamera P. Brown

2550
8-2-97

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Property of Cook County Clerk's Office

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ASSIGNMENT AND TRANSFER OF MORTGAGE OR DEED OF TRUST

Know All Men By These Presents;

That the undersigned, the present owner of record and the holder of the legal and beneficial interest in and to the mortgage or deed of trust lien described below (the "Lien"), for a legally sufficient consideration, the receipt of which is hereby acknowledged, does hereby grant, assign, transfer, set over and convey, without recourse, unto **First Trust National Association**, whose address is **First Trust Center, 180 East Fifth Street, St. Paul, Minnesota 55101** (Attention Structured Finance Dept.), as Trustee pursuant to that certain Pooling and Servicing Agreement dated **November 15, 1994** entered into among **TMI Acceptance Corp.**, as Contract Holder and Depositor, **Empire Funding Corp.**, as Originator and **TMI Financial, Inc.**, as Servicer, **Chemical Bank**, as Master Servicer, and **First Trust National Association**, as Claims Administrator and Trustee, with respect to **TMI FIA Title I Home Improvement Loan Pass-Through Certificates, Series 1994-3**, all right, title, and interest of the undersigned in and to the Lien, together with all right, title, and the interest of the undersigned in and to the indebtedness secured thereby, the Note and/or Contract evidencing the same and the property therein described.

LIEN DOCUMENTS

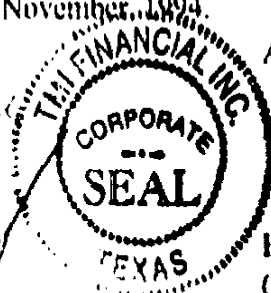
Loan No.	Borrower's Name	County	State	BK/VOL/PG#
27725	DELGADO, RENALDO DELGADO, MARIA F.	COOK	IL	JB 04024147
Address:	4436 N. ST LOUIS CHICAGO, ILLINOIS 60629		PIN#:	13-14-222-021
	SEE ATTACHED EXHIBIT "C"			

Effective as of the 15th day of November, 1994.

Attest (Witness)

By: Kelley Yankovich

By: Florence Benford



Assignor: TMI FINANCIAL, INC.

By: Lisa Cathey
Lisa Cathey, Assistant Vice President

By: Cindy Broderick
Cindy Broderick, Assistant Secretary

Acknowledgment

State of Texas

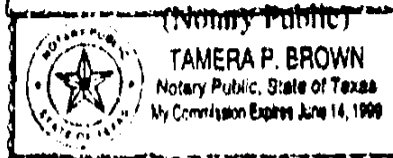
County of Travis

The foregoing instrument was acknowledged before me this 10th day of JANUARY 1997, by LISA CATHEY, in her capacity as Assistant Vice President on Behalf of TMI FINANCIAL, INC.

PREPARED BY & RETURN TO:

EMPIRE FUNDING CORP.
9717 GREAT HILLS TRAIL
Austin, TX 78759
(800) 206-9004
KELLEY YANKOVICH
604TRD.000

Tamera P. Brown



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#85-27725

DELGADO, REYNALDO
DELGADO, MARIA F.

EXHIBIT "A"

LOT 6 IN JOHN DUNN'S SUBDIVISION OF LOTS 9 TO 13 IN BLOCK 2 IN M. A. BARNES
SUBDIVISION IN THE SOUTH WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTH EAST 1/4 OF
SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

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