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PREPARED BY AND RETURN TO:
Sherron K. Spell
EMPIRE FUNDING CORP.
5000 Plaza on the Lake, Ste.#100
Austin, Texas 78746

97221699

LOAN #85-27717

DEPT OF RECORDING \$27.50
1:58:56 TRGN 2040 04/01/97 14:42:00
6226 IR * -97-221699
COOK COUNTY RECORDER

ASSIGNMENT OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that Empire Funding Corp., 5000 Plaza on the Lake, Suite #100, Austin, Texas 78746 ("Assignor") for legally sufficient consideration, does hereby grant, sell, assign, transfer, set over and convey to:

TMI FINANCIAL, INC.
5000 PLAZA ON THE LAKE, SUITE #100
AUSTIN, TEXAS 78746

and its successors and assigns, one certain Deed of Trust executed by CECIL ALEJANDRO DAWKINS AND TERESA JOHNSON (AKA) TERESA JOHNSON DAWKINS to E. M. DEVELOPMENT CO. INC. on the 19TH day of AUGUST, 1994, and encumbering upon the following described real estate situate in COOK County, State of ILLINOIS to wit:

LOT 10 IN BLOCK IN THE FOURTH ADDITION TO AUBURN HIGHLANDS BEING HART'S SUBDIVISION OF BLOCKS 13, 14, 15 AND 16 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF SECTION 32. TOWNSHIP 48 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PIN 20-32-128-028

which Deed of Trust is duly recorded in the Book or Record No. 04024141, on Page _____ of the aforesaid County and State.

IN WITNESS WHEREOF, these presents have been executed by Assignor as of this 10TH day of DECEMBER, 1996.

*CORPORATE SEAL.



EMPIRE FUNDING CORP.

BY: Lisa Cathey
Lisa Cathey, Asst. Vice President

Witness/Attest:

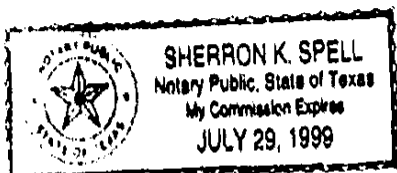
Cindy Broderick, Assistant Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF: TEXAS
COUNTY OF: TRAVIS

SS,

I, SHERRON K. SPELL, 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 NOVEMBER, 1996.



Sherron K. Spell
Notary Public

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DAWKINS, CECIL ALEJANDRO
DAWKINS, TERESA
AKA DAWKINS, TERESA JOHNSON

EXHIBIT "A"

IN THE FOURTH ADDITION TO AUBURN HIGHLANDS BEING HART'S SUBDIVISION OF
BLOCKS 13, 14, 15 AND 16 IN CIRCUIT COURT PARTITION OF THE NORTHWEST 1/4 OF
SECTION 32, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS PIN 20-32-128-028

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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 FHA 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

<u>Loan No.</u>	<u>Borrower's Name</u>	<u>County</u>	<u>State</u>	<u>BK/VOL/PG#</u>
27717	DAWKINS, CECIL ALEJANDRO & TERESA JOHNSON AKA TERESA JOHNSON DAWKINS	COOK	IL.	04024141

RIN# 20-32-128-028

Address: 8230 S. ADA CHICAGO, ILLINOIS

SEE ATTACHED EXHIBIT "A"

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

Attest (Witness)

Assignor: TMI FINANCIAL, INC.

By: _____
Kelley Yankovich

By: Lisa Cathey
Lisa Cathey, Assistant Vice President

By: Beverly Atchison
Beverly Atchison



By: Cindy Broderick
Cindy Broderick, Assistant Secretary

Acknowledgment

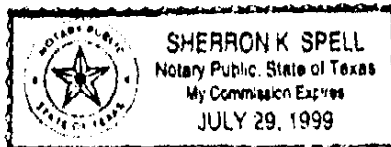
State of Texas

County of Travis

The forgoing instrument was acknowledged before me this 10th day of DECEMBER, 1996, by LISA CATHEY in her capacity as Assistant Vice President on behalf of TMI FINANCIAL, INC.

PREPARED BY & RETURN TO:

EMPIRE FUNDING CORP.
5000 Plaza on the Lake, Suite #100
Austin, TX 78746
(800) 206-9004
KELLEY YANKOVICH
547RIL.DOC



(Notary Public)

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EXHIBIT "A"

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