



After Recording
Mail to:

The Money Store
4837 Watt Avenue
North Highlands, CA 95660

Dated August 15, 1997 SPACE ABOVE THIS LINE IS FOR RECORDERS USE ONLY

CORPORATION ASSIGNMENT OF MORTGAGE

For Value Received, TMS Mortgage Inc., D.B.A. The Money Store, A New Jersey Corporation, 2840 Morris Avenue, Union, NJ 07083 hereby grants and transfers to:

The Bank of New York,

**As Trustee under the Pooling and Servicing Agreement
dated as of August 31, 1996, Series 1996-C**

whose address is 20 Broad Street, LL-2, New York City, NY 10005, all beneficial interest under that certain Mortgage dated September 9, 1996, in the amount of \$136,500.00, executed by Antonio Ruiz, Married To Yolanda Ruiz, Borrower, and TMS Mortgage Inc., dba The Money Store, Lender, and recorded as Instrument# JW-96-706893, on September 17, 1996, in the Official Records of the Cook County Recorder's office in the State of IL, describing the land therein as: 9703 South Commercial, Chicago, IL, 60617

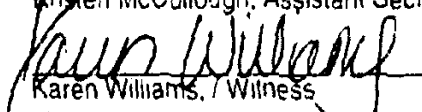
**LT 43 and THE NRTH 4 FT OF LT 42 IN BLK 140 IN CALUMET and CHICAGO CANAL DOCK
COMPANYS SUBDIV OF PRTS OF SECT 6 and 7, TOWNSHP 37 NRTH, RANGE 15, EAST OF THE 3rd
PRINCIPAL MER DIAN. IN COOK CTY, IL.**

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 Mortgage.


Kristen McCullough, Assistant Secretary / Witness

TMS Mortgage Inc., D.B.A. The Money Store

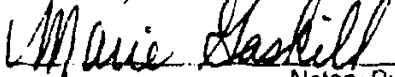

Robert L. Minnich, Vice President


Karen Williams, / Witness

State of California
County of Sacramento

On August 15, 1997, before me, the undersigned notary public, personally appeared Robert L. Minnich, Vice President, and Kristen McCullough, Asst. Secretary of TMS Mortgage Inc., DBA The Money Store, who reside at 4837 Watt Avenue, North Highlands, CA 95660, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument, they, or the entity upon behalf of which they acted, executed the instrument.

Witness my hand and official seal


Marie Gaskill
Notary Public



Loan#: 0091600221

Borrower's Last Name: Ruiz

This instrument was prepared by: Noriko Oshima, (800)562-6937, 4837 Watt Ave, North Highlands, CA 95660.

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