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PREPARED BY:
DOCU-TECH, INC./J.V. FOX FOR
JVS FIN. GROUP, INC.

2500 INTERNATIONALE PKY.
WOODRIDGE, IL 60517

RECORD AND RETURN TO
ADVANTA MORTGAGE CORP. USA
DOCUMENT CONTROL DEPT 40C
16875 W. BERNARDO DRIVE
SAN DIEGO, CA 92127

98345151

7163/0118 52 301 Page 1 of 1
1998-04-29 13:54:48
Cook County Recorder 33.50

1006454-1/222

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ASSIGNMENT OF REAL ESTATE MORTGAGE

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
Bankers Trust Company of California, N.A. As Custodian or Trustee *
all the rights, title and interest of undersigned in and to that certain Real Estate Mortgage dated August 18, 1997
executed by COLETTE RIVERS, married to DARYL BUTLER and CYNTHIA STRICKLAND,
single, never been married in joint tenancy
to JVS FINANCIAL GROUP, INC.
a CORPORATION organized under the laws of THE STATE OF ILLINOIS and whose
principal place of business is 2500 INTERNATIONALE PARKWAY, WOODRIDGE, ILLINOIS 60517
and recorded in Book/Volume No. N/A, page(s) N/A, as Document 97619350
NOT RECORDED ON AUG 27 '97 COOK County Records, State of ILLINOIS described hereinafter as follows:
LOT 2 IN BLOCK 1 IN JOHN TEAR'S SUBDIVISION OF THE WEST 9 1/3 ACRES OF THE
SOUTH 19 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17,
TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

* Park Plaza, 16th Floor, Irvine, CA 92614

COMMONLY KNOWN AS: 6202 SOUTH THROOP
CHICAGO, ILLINOIS 60609
20 17-330-023

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 Real Estate Mortgage.

STATE OF IL
COUNTY OF DuPage

I, the undersigned, a Notary Public in and for the County and State
aforesaid, DO HEREBY CERTIFY THAT

MARY LESTER, ASST. SECRETARY

personally known to me to be the duly sworn authorized agent(s) of the
ASSIGNOR and personally known to me to be the same person(s) whose
name(s) subscribed to the foregoing instrument, appeared before me this day
in person and acknowledged that as such duly authorized agent(s), signed
and delivered the same instrument as duly authorized agent(s) of the
ASSIGNOR as a free and voluntary act, and as a free and voluntary act and
assignment of said ASSIGNOR, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day
of August, 1998.
Notary Public Stephanie Hybala
Cook County, Illinois
My Commission Expires 9-28-98

JVS FINANCIAL GROUP, INC.
AN ILLINOIS CORPORATION

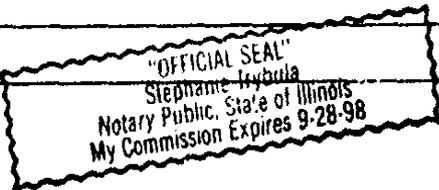
By: Mary Lester

Title: MARY LESTER, ASST. SECRETARY

By: _____

Title: _____

Witness: _____



This area for official notary seal

5-4
P-1
N-N
M-4
V-2