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1999-06-08 09:29:04

Cook County Recorder 47.50

ASSIGNMENT OF LAND CONTRACT



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Cecelia Hill, an individual with an address of 5953 S. Maplewood, Chicago, IL 60629 (hereinafter called "Assignor"), is the holder of a certain land installment contract dated March 3, 1999, and executed by Joanne E. Wallace & Cori A. Black, individuals with an address of 7954 S. Manistee, Chicago, IL 60649, as payor.

This land installment contract was recorded on _____ with a document number of _____ at the Cook County Recorder's Office, Chicago, Illinois.

This land installment contract secures an obligation of the payor to the Assignor for the property located at 7621 S. Chappel, Chicago, IL 60649 in the original principal sum of \$100,000.00

Assignor has assigned this land installment contract and obligation to Phoenix Investment Group, Inc., an Illinois corporation with an address of 111 E. Wacker Dr., Suite 2928, Chicago, IL 60601 ("Assignee").

Therefore, in consideration of \$10.00 and other good and valuable consideration paid by Assignee, the receipt of which is acknowledged, Assignor hereby assigns, transfers and sets over to Assignee all right, title and interest of Assignor in and to the above land installment contract, together with the obligation described therein and all monies due and to become due thereon.

To have and to hold the same to the Assignee and the Assignee's heirs, successors and assigns forever.

And Assignor does hereby appoint Assignee its attorney in fact, in Assignor's name but at Assignee's sole expense, to take all proper means to recover the above indebtedness, and upon payment to release and discharge the land installment contract as fully as Assignor could do had this Assignment not been made.

Assignor covenant with Assignee that there is now owing on such land installment contract the principal sum of \$100,000.00 with interest at 10 per cent per annum, and that Assignor has good right to assign the same to Assignee.

IN WITNESS WHEREOF, this Assignment of Land Installment Contract is executed under seal on the 3rd day of March, 1999.

P.N.T.N.

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Executed in the presence of:

[Signature]
(Signature of Witness)

Cecelia Hill (Seal)
CECELIA HILL

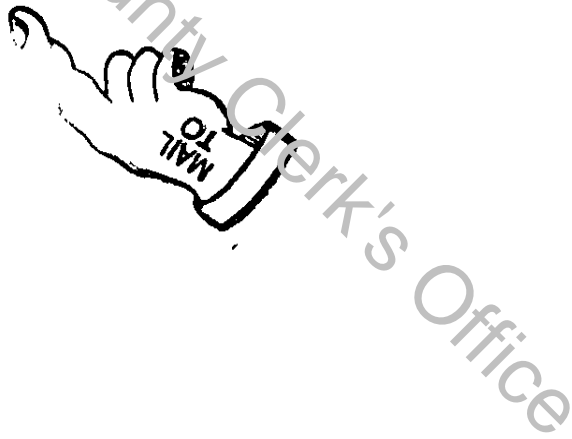
STATE OF Illinois
COUNTY OF Cook

In Chicago, on the 3rd day of March, 1999 before me, a Notary Public in and for the above state and county, personally appeared THE ABOVE, known to me or proved to be the person named in and who executed the foregoing instrument, and being first duly sworn, such person acknowledged that he or she executed said instrument for the purposes therein contained as his or her free and voluntary act and deed.

~~~~~  
"OFFICIAL SEAL"  
ELLEN M. PARTIN  
Notary Public, State of Illinois  
My Commission Exp. 7/31/2000  
~~~~~

[Signature]
NOTARY PUBLIC
My Commission Expires: _____

After recording, return to: First National Acceptance Co., 241 E. Saginaw, East Lansing, MI 48823.



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LOT 29 (EXCEPT THE SOUTH 10 FEET THEREOF) AND LOT 30 IN JEFFERY AVENUE SYNDICATE SUBDIVISION OF BLOCK 3 IN CAROLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4, OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

C.K.A. 7621 S. Chappel, Chicago, IL 60649

PIN 20-25-409-007

Property of Cook County Clerk's Office