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STATE OF MARYLAND)
CITY OF BALTIMORE)

THIS AGREEMENT made this 26th day of February, 1986, by and between Commercial Credit Services Corporation, a Delaware corporation (herein called "Assignor") and Beneficial Business Credit Corp., a Delaware corporation, (herein called "Assignee"):

WITNESSETH: That

WHEREAS, Assignor, by the execution and delivery of a certain Bill of Sale, has bargained, sold, assigned, conveyed and transferred to Assignee all Assignor's right, title and interest in certain notes and other evidences of indebtedness; and

WHEREAS, said notes and other evidences of indebtedness are secured by a certain real estate mortgage, as is more fully described hereafter;

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), and other good and valuable considerations, the receipt of which are hereby acknowledged and pursuant to and in furtherance of a certain Agreement of Purchase and Sale dated February 26th, 1986, ("Agreement"), by and between Assignor and Assignee, Assignor hereby grants, bargains, sells, assigns, all of Assignor's right, title and interest in and to that certain Mortgage dated the 16th day of December, 1982, made by Richard F. Johannes, Patricia Johannes and recorded on the 29th day of December, 1982 in the office of Registrar of Torrens Titles Cook County as Document No. 2288182, mortgaging real property located in Cook County State of Illinois, all in accordance with the terms and provisions of the Agreement:

TO HAVE AND TO HOLD the same with all rights, privileges and appurtenances pertaining thereto, and in accordance with the provisions of this Agreement.

FURTHERMORE, upon Assignee's reasonable request, Assignor, at its own expense, will do, execute, acknowledge and deliver, or will cause to be done, executed, acknowledged or delivered, all and every such further acts, bills of sale, deeds, assignments, releases, transfers, conveyances, powers of attorney and assurances as may reasonably be required by Assignee, its successors and assigns, for the better assigning, transferring and conveying to, and vesting title and ownership of the aforementioned interests in, Assignee, or for aiding Assignee in the collecting or enforcing of the obligations secured by the aforementioned interests.

Capitalized Terms not herein defined are used with the same meanings as in the Agreement.

IN WITNESS WHEREOF, Assignor has caused this instrument to be duly executed this 3rd day of November, 1986, and its corporate seal to be affixed hereto.

(Seal)

ATTEST:

COMMERCIAL CREDIT SERVICES CORPORATION

S. T. O'Brien
(Assistant) Secretary

BY: C. Alan Smith
C. Alan Smith, Vice-President

On this 3rd day of November, 1986, before me personally came C. Alan Smith, to me known who, being by me duly sworn, did depose and say that he is Vice President of Commercial Credit Services Corporation, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and he signed his name thereto by like order.

My Commission Expires: 7/1/90

Devin M. Lambert
Notary Public

LEGAL FOLLOWS MORTGAGE

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Return To:
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REVENUE BUSINESS CREDIT CORP.
5550 LBJ Freeway, Suite 675
Dallas, TX 75240
214/788-1583

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REGISTRAR OF TITLES
HARRY (GUS) YOUNG
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Remarks	FM

Property of Cook County Clerk's Office

Street address: 10029 S. Utica, Evergreen Park, Illinois, 60642

Legal Description: Lot thirty (30) Clem B. Mulholland, Inc. Ridge Manor Subdivision in the West Half (1/2) of the Southwest Quarter (1/4) of Section 12, Town 37 North, Range 13, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on April 9, 1954 as Document Number 1517999.

Permanent Index Number: 24-12-300-041

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This document was prepared by: Donna Lee, 5550 LBJ Freeway, Suite 675, Dallas, Texas

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