^f	ortgage executed by: the City of <u>Hamm</u>	ond	elps and Pamela N	County of Lake	
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Exhibit B

December 6, 1996

INSTRUMENT OF ASSIGNMENT

The undersigned, Transamerica Financial Services, a California corporation ("Seller"), for valuable consideration which is hereby acknowledged, each hereby sells, assigns, sets over and transfers to American General Finance, Inc. a Delaware corporation ("Purchaser"), all of Seller's direct right, title and interest in and to the Accounts listed on Exhibit A hereto.

This assignment and transfer is made WITHOUT RECOURSE, WARRANTY OR REPRESENTATION OF ANY NATURE, except as expressly set forth in that certain Purchase Agreement dated December 6, 1996 between Seller and Purchaser.

Agreement, Seller hereby appoints Purchaser, including any officer or employee of Purchaser, as its true and lawful attorney, with sole power to endorse the name of Seller upon any notes, checks, drafts and money orders in payment of any of the Accounts and to convey, transfer, release, endorse or assign for and on behalf of Seller, any of the foregoing, together with any and all notes, mortgages, deeds of trust and other documents pertaining to the Accounts.

TRANSAMERICA FINANCIAL SERVICES,

a California corporation

Title:

LC963360.004/5+