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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 001947

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Prepared by, and after recording return to:

MICHAEL A. BROWN
RECORDER

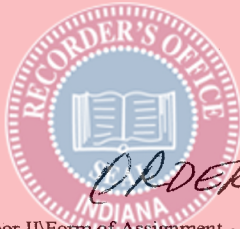
Maryjane L. Joss
AEGON USA Realty Advisors, Inc
4333 Edgewood Road NE
Cedar Rapids, IA 52499-5221

ASSIGNMENT OF MORTGAGE AND OTHER LOAN DOCUMENTS

Loan Number: 89317 (refi of loan number 87964)

For Value Received, the receipt and sufficiency of which are hereby acknowledged, LIFE INVESTORS INSURANCE COMPANY OF AMERICA ("Assignor"), an Iowa corporation, having an address at 4333 Edgewood Road NE, Cedar Rapids, Iowa 52499, does hereby sell, assign and transfer to TRANSAMERICA OCCIDENTAL LIFE INSURANCE COMPANY ("Assignee"), an Iowa corporation, having an address at 4333 Edgewood Road NE, Cedar Rapids, Iowa 52499, all its right, title and interest in and to a certain "Promissory Note" dated JULY 15, 1999, in the original principal amount of \$3,025,000.00 executed by BROADMOOR II ASSOCIATES, LTD. d/b/a BROADMOOR II ASSOCIATES, LIMITED PARTNERSHIP, a limited partnership organized under Illinois law, to the order of LIFE INVESTORS INSURANCE COMPANY OF AMERICA, an Iowa corporation; a "Mortgage, Assignment of Rents and Security Agreement" securing the indebtedness evidenced thereby, dated July 15, 1999, filed for record July 22, 1999 as Recorder's No. 99060818 and an Assignment of Leases and Rents filed for record July 22, 1999 as Recorder's No. 99060819, all in the records of Lake County, Indiana; and all other documents executed in connection with loan number 87964 including, but not limited to, that certain Policy of Title Insurance numbered C291004, including all endorsements thereto, in the amount of \$3,025,000.00 dated the 22nd day of July, 1999 issued by First American Title Insurance Company covering the real estate described on Exhibit A attached hereto and made a part hereof.

Chicago Title Insurance Company
620045277



Broadmoor Apartments II, Lake County, Indiana
AEGON Loan No. 89317 (refi of loan number 87964)
Assignment
Z:\Mortgage Loan Deals\ChrisKen Portfolio\Broadmoor II\Form of Assignment - Broadmoor II.doc

ORDER #620045277

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This Assignment of Mortgage and Other Loan Documents is made effective the 29TH day of December, 2004, without recourse and without warranty to Assignee, whether express or implied. Assignor makes no covenants, warranty or representation to Assignee unless expressly stated herein. This assignment is binding upon and inures to the benefit of the parties hereto and their respective successors and heirs.

LIFE INVESTORS INSURANCE COMPANY OF AMERICA

By: [Signature]
Name: THOMAS J. SKEETER
Title: VICE PRESIDENT

STATE OF IOWA)
) ss:
COUNTY OF LINN)

On this 29TH day of December, 2004, before me personally appeared Thomas J. SKEETER, to me known to be the VICE PRESIDENT of Life Investors Insurance Company of America, an Iowa corporation, that executed the within and foregoing instrument, and acknowledged the execution of said instrument to be the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

[Signature]
Maryjane L. Joss, Notary Public in and for Iowa
My Commission Expires: April 22, 2005



EXHIBIT A

PARCEL 1:

LOTS 1 TO 18, BOTH INCLUSIVE, IN BROADMOOR, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, TO USE, FOR THE PURPOSE OF HANDLING STORM RUNOFF, THE COMMUNITY DETENTION POND LOCATED ON LOTS 15, 16, 17, 20 AND 21 IN BROADMOOR, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3:

PERPETUAL, NON-EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE, CREATED PURSUANT TO DECLARATION OF COVENANTS, RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AS DOCUMENT NO. 766946, TO USE RECREATIONAL FACILITIES ON LOT 33 IN BROADMOOR, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF MERRILLVILLE, INDIANA, CREATED PURSUANT TO PLAT RECORDED IN PLAT BOOK 51, PAGE 39, IN THE OFFICE OF THE RECORDER OF DEEDS OF LAKE COUNTY, INDIANA, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID LOT 33 OVER THE SIDEWALKS, STREETS OR OTHER COMMON AREAS OF LOTS 19 THROUGH 46, BOTH INCLUSIVE, IN SAID BROADMOOR PLANNED UNIT DEVELOPMENT.

PARCEL 4:

PERPETUAL, NON-EXCLUSIVE EASEMENT, APPURTENANT TO PARCEL 1 ABOVE TO USE AS A RECREATIONAL EASEMENT, THE AREAS DESIGNATED AS COMMUNITY TENNIS COURTS ON LOTS 43, 44 AND 45 IN BROADMOOR, A PLANNED UNIT DEVELOPMENT IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGE 39, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

