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2006 069035

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
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ASSIGNMENT OF RENTS

MICHAEL L. BROWN
RECORDER

Austin Bertrand, Inc. as Trustee of the 540 E. 52nd Avenue Land Trust dated July 18, 2006, of Lake County, State of Indiana, herein referred to as Mortgagor, has executed and delivered to PILGRIM FINANCING, L.L.C., of Lake County, State of Indiana, herein referred to as Mortgagee, a promissory note for EIGHTY FIVE THOUSAND FOUR HUNDRED EIGHTY FOUR AND 15/100 (\$85,484.15) secured by a mortgage on the following real estate:

Lot Numbered 9 in Block "C" as shown on the recorded plat of Meadowland Manor, Unit No. 1, in the City of Gary recorded January 14, 1957 in Plat Book 31 page 91 in the Office of the Recorder of Lake County, Indiana.

Commonly know as: 540 E. 52nd Avenue, Merrillville, IN 46410

Tax Key #: 25-46-0582-0009

Mortgagor desires to further secure Mortgagee, and Mortgagee has required as additional and further security for the amount of the loan, an assignment of rents, profits, and income of the above-described real estate, in case of default in the payment of any sums maturing, including taxes and insurance falling due, and as a further security for the performance of all the terms and conditions expressed in the note and mortgage.

Mortgagor, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is acknowledged, assigns, transfers, and sets over to Mortgagee the rents, profits, and income derived from the real estate and the building and improvements thereon, with full and complete authority and right in Mortgagee, in case of default in the payment of indebtedness or any part thereof or failure to comply with any of the terms and conditions of the note and mortgage, to demand, collect, receive, and receipt for such rents, income and profits, to take possession of the premises without having a receiver appointed therefore, to rent and manage the same from time to time and apply the net proceeds of the rents, income, and profits from the property on the indebtedness until all delinquencies, advances, and the indebtedness are paid in full by the application of the rents, or until title is obtained through foreclosure or otherwise.

A release of the mortgage shall release the assignment of rents.

*****SIGNATURE PAGE TO FOLLOW*****

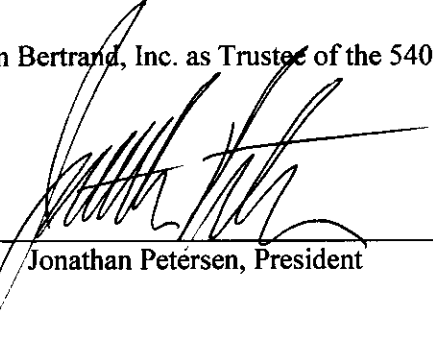
2786UK06

HOLD FOR MERIDIAN TITLE CORP

15-
EP
MT

In witness whereof, I have executed this assignment at Hammond, Indiana, this July 18, 2006.

Austin Bertrand, Inc. as Trustee of the 540 E. 52nd Avenue Land Trust dated July 18, 2006

By: 
Jonathan Petersen, President

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)


Before me, a Notary Public, in and for said County and State, personally appeared Jonathan Petersen, President who acknowledged the execution of the foregoing instrument for the purposes described therein.

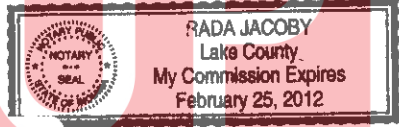
Witness my hand and Notarial Seal this July 18, 2006.

My commission expires:

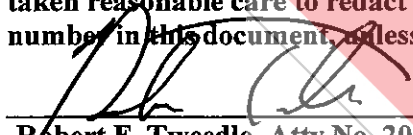
Residing in _____ County, Indiana

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!


Signature _____
Printed Name _____



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law


Robert F. Tweedle, Atty No. 20411-45



This instrument was prepared by Robert F. Tweedle, Attorney at Law, 2633-45th Street, Highland, Indiana, 46322 (219) 924-0770.