

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 090130

2006 OCT 16 AM 8:40

MICHAEL A. BROWN
RECORDER

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When Recorded Return/Mail To:
John Miles
Micah Mortgage Services, Inc.
1414 W. Randol Mill Rd., Suite 121
Arlington, TX 76012 (817) 701-2500
CCB Loan No.2880016-10161

Space above for Recorder's Use Only

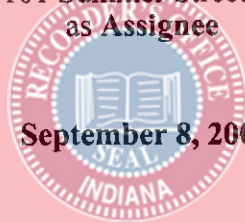
**ASSIGNMENT OF MORTGAGE AND LOAN DOCUMENT
ASSIGNMENT AND ASSUMPTION**

Document is
FROM
NOT OFFICIAL!

FIRST FINANCIAL BANK NATIONAL ASSOCIATION
having a business address of 300 High Street, Hamilton, OH 45011
as Assignor

TO
STOP

CAPITAL CROSSING BANK
a Massachusetts trust company
having a business address at 101 Summer Street, Boston, Massachusetts 02110,
as Assignee



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MORTGAGE AND LOAN DOCUMENT ASSIGNMENT AND ASSUMPTION

MORTGAGE AND LOAN DOCUMENT ASSIGNMENT AND ASSUMPTION dated September 8, 2006 between **First Financial Bank National Association**, a national banking association, having an address of 300 High Street, Hamilton, Ohio 45011 ("Assignor"), and **Capital Crossing Bank**, a Massachusetts banking corporation having an address at 101 Summer Street, Boston, MA 02110 ("Assignee").

This Mortgage and Loan Document Assignment and Assumption is being executed and delivered pursuant to that certain Loan Purchase Agreement dated as of September 7, 2006 (the "Purchase Agreement") between Assignor and Assignee. All capitalized terms used but not defined herein shall have the meanings ascribed to them in the Purchase Agreement.

For and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, Assignor does hereby, through its duly appointed and authorized officers and/or representative, sell, transfer, assign, deliver, set over and convey to Assignee, its successor and assigns, the following (collectively, the "Loan Documents"):

1. That certain Promissory Note dated February 23, 2004, executed by RJ Rabb Construction, Inc., ("Mortgagor"), in favor of First Financial Bank, N.A., successor in interest to Sand Ridge Bank, (Original Lender") in the original principal amount of \$198,908.97, (the "Note");
2. That certain Real Estate Mortgage dated December 31, 2002, by and between R.J.Raab Construction, Incorporated, as Mortgagor and Sand Ridge Bank, as Mortgagee, recorded on January 10, 2003 with the Lake County Recorder's Office, Lake County IN as Document No. 2003-003383.
3. All other documents and instruments securing the loans(s) as more specifically identified on Schedule A attached hereto, which have been recorded in said Land Records (collectively, the "Loan Documents").
4. For Legal Description, please see attached Exhibit A

TO HAVE AND TO HOLD unto Assignee, its successors and assigns, forever, the Loan Documents, together with all and singular the rights and privileges thereunto in any wise belongings, other than any rights, claims or actions Assignor may have against any entity from which Assignor shall have acquired its interest in any of the Loan Documents, its officers, directors, employees, agents and insiders.

Assignee hereby assumes all obligations of Assignor under all of the above-referenced documents, including, without limitations the Note and the Open-End Mortgage, accruing from and after the date hereof.

This Assignment is made without recourse and without any representation or warranty of any kind whatsoever, express or implied, or by operation of law, except to the extent that and only for so long and any representation or warranty specifically set forth in the Purchase Agreement survives the Closing. Assignee's remedies upon a breach by Assignor of any such representation or warranty are limited solely to those remedies of Assignee expressly set forth in **Articles VIII and IX** of the Purchase Agreement.

IN WITNESS WHEREOF, this Mortgage and Loan Document Assignment and Assumption has been executed as of the date set forth above.

ASSIGNOR:

FIRST FINANCIAL BANCORP

By: [Signature]

Name: J. Franklin Hall

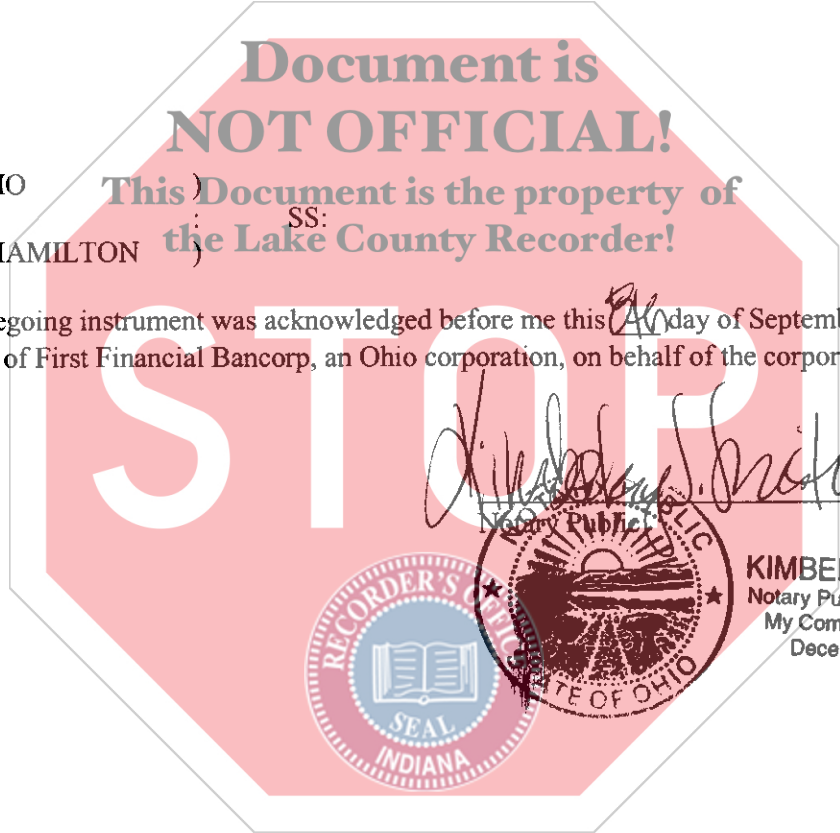
Title: Chief Financial Officer

ASSIGNEE: CAPITAL CROSSING BANK

By: [Signature]

Name:

Title:



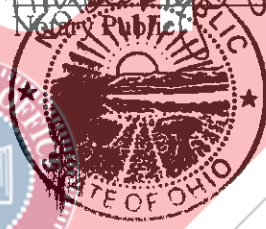
STATE OF OHIO

COUNTY OF HAMILTON

) This Document is the property of
SS: the Lake County Recorder!
)

The foregoing instrument was acknowledged before me this 21st day of September, 2006 by J. Franklin Hall, of First Financial Bancorp, an Ohio corporation, on behalf of the corporation.

[Signature]
Notary Public



KIMBERLEY SMITH
Notary Public, State of Ohio
My Commission Expires
December 7, 2006

EXHIBIT A

Lot 31 in BRS Industrial Park, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 85, Page 17, in the Office of the Recorder of Lake County, Indiana.

Property Address: 4068 West 82nd Court, Merrillville, IN 46410

Prepared by John Miles
Micah Mortgage Services, Inc.
1414 W. Randol Mill Rd., Suite 121
Arlington, TX 76012
(817) 701-2500

