

4

2007 099344

2007 JUN 20 11 09 45

RECORDER

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, PETROLEUM & FRANCHISE CAPITAL LLC, having an address at 33 Mill Plain Road, Danbury, Connecticut 06811 ("**Assignor**"), hereby does hereby sell, assign, transfer, set over, endorse and deliver, without recourse, unto **PETROLEUM & FRANCHISE FUNDING LLC**, having an address at 33 Mill Plain Road, Danbury, Connecticut 06811 (the "**Assignee**"), all of Assignor's right, title and interest in and to that certain real estate Mortgage made by Dhaliwal's Indiana Bulk Stations Two, Inc. to and in favor of QuesTech Financial LLC dated May 9, 2000 and recorded on June 14, 2000, as Document Number 2000-041871, in the Office of the Recorder of Lake County, Indiana (the "Recorder's Office"), which Mortgage was thereafter assigned by QuesTech Financial LLC to Petroleum & Franchise Capital LLC pursuant to the terms of that certain Assignment of Mortgage recorded in the Recorder's Office simultaneously herewith.

TOGETHER with the bond(s), note(s) and/or obligation(s) described in said Mortgage and the moneys due and to grow due thereon with the interest; **TO HAVE AND TO HOLD** the same unto the Assignee and the Assignee's successors and assigns forever. The Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead, but at the Assignee's cost and expense, to have, use and take all lawful ways and means in the Assignee's name for the recovery of all the said moneys and interest; and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

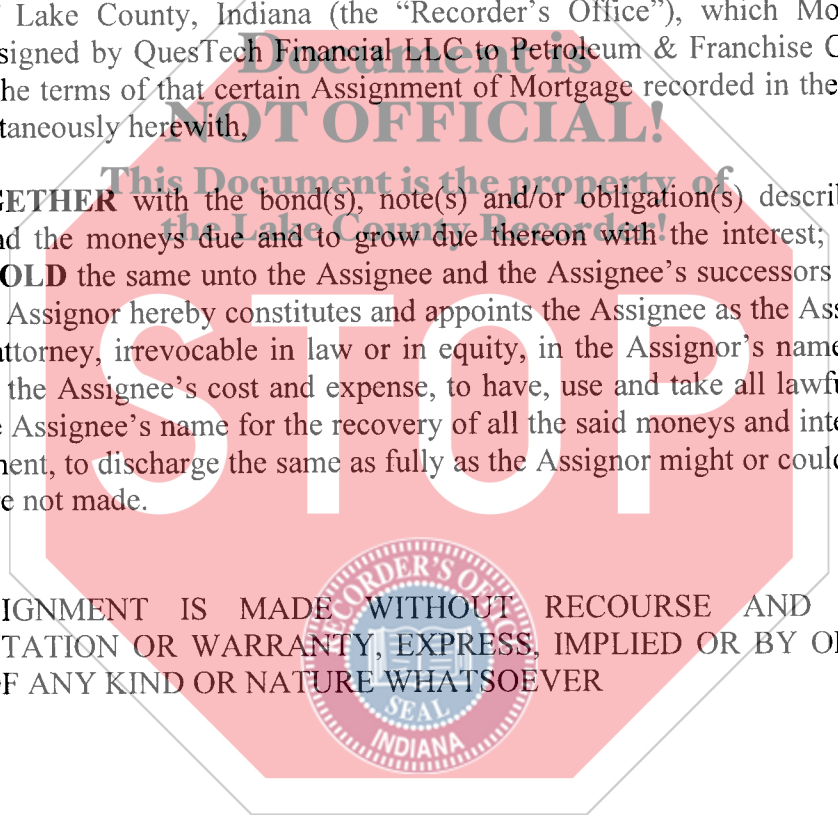
THIS ASSIGNMENT IS MADE **WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND OR NATURE WHATSOEVER**

Return acknowledgment to:



Capitol Services, Inc.
P.O. Box 6300 Albany, NY 12206
800/662-0171

386877 FT

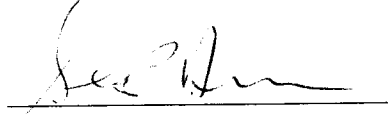



ddm
18.00
25684
~~25683~~

IN WITNESS WHEREOF, the Assignor has duly executed this Assignment as of this 19th day of November, 2007.

WITNESS:

PETROLEUM & FRANCHISE CAPITAL LLC


Name: Sean P. Dunn

By: 
Name: Kenneth J. Siranko
Title: EVP/COO

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)


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

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth J. Siranko, to me known to be the EVP/COO of Petroleum & Franchise Capital LLC, who acknowledged his execution of the foregoing instrument for and on behalf of said company, having been authorized to do so.

WITNESS my hand and Notarial Seal this 19th day of November, 2007.

My Commission Expires:
February 28, 2009

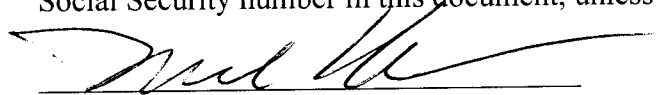



Notary Public
Amy B. Buessem
(Printed Name)



AMY B. BUESSEM
Notary Public
State of Connecticut
My Commission Expires
February 28, 2009

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by Law.



Name Printed: Michael H. Levison



Schedule A

Property Description

All that tract or parcel of land and all improvements now or hereafter thereon situate, lying and being located at 1691 East 15th Avenue, Gary, Indiana, and more particularly described:

Part of the Northwest Quarter of the Southwest Quarter of Section 11, Township 36 North, Range 8 West of the 2nd P.M., described as follows: Beginning on the South line of 15th Avenue (60 feet in width) and 203 feet East of the West line of the Southwest quarter of said Section 11, measured along said South line; thence East along the South line of 15th Avenue 175 feet to the West line of Illinois Street; thence South and parallel with the West line of Southwest Quarter of said Section 11 and along the West line of Illinois Street a distance of 150 feet; thence West and parallel with the South line of 15th Avenue a distance of 175 feet; thence North 150 feet to the point of commencement, City of Gary, Lake County, Indiana.

