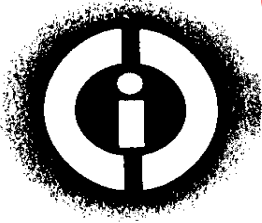


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Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 04/17/2003 10:44 AM Pg: 1 of 3



Capitol INDEMNITY CORPORATION

4610 UNIVERSITY AVENUE, SUITE 1400, MADISON, WISCONSIN 53705-0900
PLEASE ADDRESS REPLY TO P.O. BOX 5900, MADISON, WI 53705-0900
PHONE (608) 231-4450 • FAX (608) 231-3125

Bond No. 903748

Amount: \$ 380,000

INDEMNITY FOR ISSUANCE OF RELEASE DEED AND GUARANTEE POLICIES

KNOW ALL MEN BY THESE PRESENTS: That Capitol Indemnity Corporation, a corporation organized and existing under and by virtue of the laws of the State of Wisconsin and duly authorized and qualified to execute this bond in the State of Illinois, hereinafter called the obligor, is held and firmly bound unto Chicago Trust Company, a corporation organized and existing under and by virtue of the laws of the State of Illinois, hereinafter called the obligee, in the penal sum of

3P
18

10/19
510346644
10/19

Three hundred eighty thousand Dollars (\$380,000), lawful money of the United States of America, for the payment of which, well and truly to be made, the obligor does hereby bind itself, its successors and assigns, firmly by these presents.

SIGNED, sealed and delivered this 4th day of April, 192003.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That WHEREAS, there appears of record a trust deed made by 1501 S. Laflin Corporation, under which the obligee is CT & T trustee, dated July 2, 1997 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, or registered in the office of the Registrar of said County, as Document No. 97487761, and purporting to secure the payment of certain moneys, with interest thereon, and to convey the following described property:

LOTS 1 TO 25, INCLUSIVE IN BLOCK 14 IN SAMPSON AND GREEN'S SUBDIVISION OF BLOCK 2 TO 6 AND 11 TO 14 ALL INCLUSIVE IN SAMPSON AND GREEN'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 5 ACRES IN THE NORTHWEST CORNER OF THE EAST ½ OF SAID TRACT), ALL IN COOK COUNTY, ILLINOIS.

P.I.N. 17-20-127-001 through 17-20-127-015

AND, WHEREAS, the obligee, as such trustee, has been or will be requested to execute a release deed releasing the lien of said trust deed upon the property above described, but is unwilling to execute such deed because of the following objection, namely, that

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unless it be furnished with a bond protecting it from loss by reason thereof; and

WHEREAS, in the ordinary course of its business of issuing guarantee policies, the obligee will, after the execution of such release deed, treat the above described property as not subject to the lien of said trust deed;

NOW, THEREFORE, the said obligor, for itself, its successors and assigns does hereby covenant and agree to defend, protect and save harmless the said obligee, individually and as trustee, from any and all loss, damages, suits, actions, attorney's fees, costs and expenses of every kind and nature arising directly or indirectly from the obligee's disregard of the objection hereinabove stated, which it may ever suffer or incur (a) by reason of the execution of such release deed or (b) by reason of the issuance of any guarantee policy or policies, in the form or forms now or then used by it, relating to the premises hereinabove described or any part of parts thereof or interest therein;

AND, if the said obligor, its corporate successors and assigns, shall so defend (but without prejudice to the right of the obligee to defend if it so elects), protect and save harmless the said obligee, as aforesaid, then this obligation to be null and void, otherwise to remain in full force and effect.

CAPITOL INDEMNITY CORPORATION

CAPITOL INDEMNITY CORP.

By *[Signature]*
BY attorney in fact and agent

Re: Title Guarantee Policy

No.

Capitol Indemnity Corporation

TO

INDEMNITY BOND - RE: TRUST
DEED

Surety:

Capitol Indemnity Corporation

Home Office -- Madison, Wisconsin

Dated

Attorney

Property of Cook County Clerk's Office



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PLEASE ADDRESS REPLY TO P.O. BOX 5900, MADISON, WI 53705-0900
PHONE (608) 231-4450 • FAX (608) 231-2029

POWER OF ATTORNEY

No: 646388

Know all men by these Presents, That the **CAPITOL INDEMNITY CORPORATION**, a corporation of the State of Wisconsin, having its principal offices in the City of Madison, Wisconsin, does make, constitute and appoint

----- **ANDREW S. FILPI OR SAM M. FILPI** -----

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

----- **NOT TO EXCEED \$1,000,000.00** -----

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **CAPITOL INDEMNITY CORPORATION** at a meeting duly called and held on the 15th day of May 2002:

"RESOLVED, that the President, and Executive Vice-President, the Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

IN WITNESS WHEREOF, the **CAPITOL INDEMNITY CORPORATION** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested by its Treasurer, this 15th day of May, 2002.

CAPITOL INDEMNITY CORPORATION

Attest:

Thomas K. Manion

Thomas K. Manion, Treasurer



David F. Pauly

David F. Pauly, Secretary

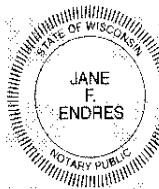
STATE OF WISCONSIN }

COUNTY OF DANE }

On the 15th day of May, A.D., 2002 before me personally came David F. Pauly, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Dane, State of Wisconsin; that he is the Secretary of **CAPITOL INDEMNITY CORPORATION**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by its order.

STATE OF WISCONSIN }

COUNTY OF DANE }



Jane F. Endres

Jane F. Endres
Notary Public, Dane Co., WI
My Commission Expires 3-23-2003

CERTIFICATE

I, the undersigned, duly elected to the office stated below, now the incumbent in **CAPITOL INDEMNITY CORPORATION**, a Wisconsin Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed this 4 Day of April 2003



James W. Smirz

James W. Smirz, Assistant Secretary

This power is valid only if the power of attorney number printed in the upper right hand corner appears in red. Photocopies, carbon copies or other reproductions are not binding on the company. Inquiries concerning this power of attorney may be directed to the Bond Manager at the Home Office of the Capitol Indemnity Corporation.