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First American Title Insurance Company
27775 Diehl Road, Suite 200, Warrenville, IL 60555
Phone (630) 799-7300 Fax (630) 799-6725
ALTA Commitment
Schedule A



Doc#: 0325926030
Eugene "Gene" Moore Fee: \$70.00
Cook County Recorder of Deeds
Date: 09/16/2003 09:03 AM Pg: 1 of 8

Revised: 08/04/2003

File No.: 451626

1. **Effective Date:** July 14, 2003

2. **Policy or Policies to be issued:** **Amount:**

a. **ALTA Owner's Policy**

1992 Owner's Policy (10-17-92)

\$106,000.00 ✓

Proposed Insured:

Anthony Tyson

and ~~Benada~~ *Benada* Tyson, husband & wife
tenancy by the entirety

b. **ALTA Loan Policy**

1992 Loan Policy (10-17-92)

\$0.00

Proposed Insured:

~~To Be Furnished, its successors and/or assigns~~

CASH DEAL

3. **The estate or interest in the title described or referred to in this commitment and covered herein is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:**

The Bank of New York, acting solely in its capacity as Trustee for EQCC Trust 2001-2.

4. **The mortgage and assignments, if any, covered by this Commitment are described as follows:**

To Be Furnished

5. **The land referred to in this Commitment is described in Schedule C attached.**

Note: For informational purposes only, the land is known as:

6407 S MAPLEWOOD AVE
CHICAGO, IL 60629

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B AND C ARE ATTACHED.

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ALTA Commitment Schedule C

File No.: 451626

Legal Description:

Lot 38 in Block 14 in Cobe and McKinnon 63rd Street Subdivision of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 38 North, Range 13, East of the Third Principal Meridian, and the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

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ALTA Commitment

Schedule B

File No.: 451626

Schedule B of the policy or policies to be issued will contain the exceptions shown on the inside front cover of this Commitment and the following exceptions, unless same are disposed of to the satisfaction of the Company:

If any document referenced herein contains a covenant, condition or restriction violative of 42USC 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.

1. General taxes for the year 2000 second installment, 2001, 2002, 2003 and subsequent years.

Tax identification no.: 13-24-213-002-0000 Vol. 402

Note for informational purposes 2002 taxes:

1st Installment in the amount of \$944.48 with a status of PAID BY TAX BUYER. (Due Date 03/04/2003)
2nd Installment in the amount of \$unknown with a status of UNKNOWN. (Due Date unknown)

Note: If taxes are to be paid at time of closing, an original tax bill must be presented.

2. Tax sale of general taxes, and subsequent taxes, if any, paid by tax buyer and included in tax sale, for the year(s) 2nd installment 2000, all of 2001, and 1st installment 2002, in the amount of \$4,654.17 to Heartwood 88, plus interest, penalty and costs, together with all charges, if any, by reason of payment of special assessments and/or subsequent years general taxes.

3. Right of any interested party by motion, appeal or any other direct proceeding, to have set aside, modified or reversed, within the time allowed by law, the judgment or decree entered in Case 02C 4751 in the U.S. District Court Court of Cook County, Illinois .

Note: the above noted exception will be waived upon the conveyance to a bona fide purchaser.

4. It appears that the land described herein lies within the municipal boundaries of CHICAGO, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at www.firstam.com/title-il under Attorney Services, then Tools, then Municipal Transfer Requirements.

In addition, based upon the most current information, the property may be subject to a Real Estate Transfer Tax in the amount of \$3.75 per \$500.00 . The responsibility for which, by ordinance, would be the buyer . The representative tax stamps must be affixed prior to closing.

5. The standard exceptions 1 through 5 will be deleted from our policy if the insured land is improved with 1-4 residential units upon review and acceptance of the following:

- a) an acceptable survey or 'affidavit in lieu of survey' and
- b) a properly executed ALTA extended coverage statement.

6. Building setback line(s) as shown on the plat of subdivision.
(Affects east 15 feet)

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7.

Covenants, conditions and restrictions contained in a deed from the original subdivider of Cobe and McKinnon's 63rd Street subdivision and contained in deeds conveying various lots within the subdivision, relating to, among other things:

building cost, and establishes a 15 foot front setback line

Note: Subdivision Restriction Endorsement approved for the Owner's Policy.

The Following is for informational purposes only and not intended for the purpose of insuring. Warranty Deed recorded 7-9-98 as doc number 98281685 From: Gumesinda Quintero & Olivia Rodriguez, TO: Leonardo A Valenzuela-Venegas. Special Commissioners Deed recorded 4-9-03 as doc number 0030478195 From: 02C4751 The Bank of New York dted 12-1-01, TO: Leonardo Valenzuela & Carmen Valenzuela.

End of Schedule B

am

Property of Cook County Clerk's Office

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First American Title Insurance Company

27775 Diehl Road, Suite 200

Warrenville, IL 60555

Phone: (630) 799-7300 / Fax: (630) 799-6725

PR: 17001

Ofc: 50500

Invoice

To: Fisher & Fisher
120 N. LaSalle St, Ste. 2520
Chicago, IL 60602

Invoice No.: 50084657
Date: 08/04/2003
Our File No.: 451626
Title Officer: /
Escrow Officer: /
Customer ID: AA1050

Attention: Michael Fisher

Your Reference No.:

RE: Property:
6407 S MAPLEWOOD AVE, CHICAGO, IL 60629

Liability Amounts
Owners: \$106,000.00
Lenders:

Buyers: Anthony Tyson
Sellers: , et al

Description of Charge	Invoice Amount
Owner's Policy	\$630.00
Loan Policy	\$225.00
Settlement/Closing Fees	\$325.00
Later Date Fee	\$65.00
EPL	\$90.00
Document Processing Fee	\$5.00
Deed	\$26.00
Mortgage	\$52.00
County Transfer Tax	\$53.00
City Transfer Tax	\$795.00
State Transfer Tax	\$106.00

INVOICE TOTAL **\$2,372.00**

Comments:

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NOTE: THIS ESTIMATE MUST BE RETURNED AT TIME OF PAYMENT
ESTIMATE OF COST OF REDEMPTION



DAVID D. ORR

County Clerk of Cook County

Owner's Name or Trust No., Mailing Address & Phone No.

Name _____

Address _____

Telephone _____

Deputy ma R

Date Prepared 06-23-2003

Permanent Real Estate Index Number 19-24-213-002-0000

Volume Number 402 PG, 2948 Class 2-11 Tax Code 72014

Property Sold to HEARTWOOD 88 INC

For 2000 General Taxes or Special Assessment Warrant No. _____ Inst no. _____

Date of Sale 04-16-2002 Cert. No. 0013250

Redemption date extended to _____ By Affidavit of Purchaser

SUBSEQUENT TAXES ARE PAID BY THE TAX PURCHASER AND ARE SUBJECT TO ANNUAL INCREASE FROM THE DATE THEY ARE PAID

INST. YEAR	DATE PAID	AMOUNT PAID	PENALTY %	PENALTY AMOUNT
1	2001 08-23-2002	1,133.92	12.00	136.07
2	2001 12-04-2002	1,046.99	12.00	125.64
1	2002 04-11-2003	1,101.46	12.00	132.18

Total Subsequent Tax 3,282.37

Total Subsequent Penalty 393.89

FEES: ARE SUBJECT TO INCREASE AS PAID BY THE TAX PURCHASER.

CLERK _____ 16.44

TORRENS _____

ADVER. _____

MAIL _____

SHERIFF _____

FILING _____

BUYER _____

OTHER _____

COURT COSTS _____

TOTAL FEES \$ 16.44

County Treasurer Funds \$ 254.28

County Clerk Fees \$ 32.00

Taxes Sold \$ 1,085.52

Prior Year(s) Sold 0000 TO 0000 \$ _____

AMOUNT OF SALE \$ 1,371.80 ✓

Penalty Periods 3 x 0 % = 0 % \$ 0.00

Add interest of 1/2% per month when redemption period is extended from 10-6-2004 to 00 00 0000 = 0.0 % \$ 0.00

SUBSEQUENT TAXES

Total Subsequent Taxes \$ 3,282.37

Total Subsequent Penalty \$ 393.89

Clerk, Adver., Mail, Sheriff, Filing, Torrens & Court Costs Fees \$ 16.44

Redemption Fees \$ 10.00

Sub-Total \$ 5,074.50

Cost of Estimate \$ 3.00

GRAND TOTAL \$ 5,077.50

NOTE: THE GRAND TOTAL IS SUBJECT TO INCREASE:

JUN 24 2003

Sale penalties increase every 6 months

from the date of sale. Additional

penalty of 0 % amounting to

\$ _____ added after _____

COOK COUNTY CLERK

Includes additional 5% fee required per P.A. 91-564

THE ILLINOIS PROPERTY TAX CODE REQUIRES PAYMENT BE MADE IN FULL WITH CURRENCY, CERTIFIED OR CASHIER'S CHECK, EXPRESS OR U.S. MONEY ORDERS. NO PARTIAL PAYMENTS. ALL CHECKS MADE PAYABLE TO DAVID D. ORR, COOK COUNTY CLERK. IMPORTANT: PLEASE READ REVERSE SIDE

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Amount due if paid by 7/01/2003

\$ 0.00

Property Index Number (PIN) 19-24-213-002-0000

Volume 402

Code 72014

Tax Year (Payable In) 2002 (2003)

Township LAKE

DO NOT DOUBLE-PAY. PAY ONLY THE ONE CORRECT AMOUNT.

If received:	Amount due is:	1st Installment	
		Tax due 3/4/2003	Penalty
(LATE) 7/02/2003 - 8/01/2003	0.00	0.00	0.00
(LATE) 8/02/2003 - 9/01/2003	0.00	0.00	0.00
(LATE) 9/02/2003 - 10/01/2003	0.00	0.00	0.00

www.cookcountytreas...
How was my tax calculated?

Do not double pay. Pay only one amount. Late payment penalty is 1.5% per month.

Through 9/01/03, use this bill to pay at any LaSalle Bank

2001 TOTAL TAX 1,888.96

Property location and classification for this PIN (To update, contact Cook County Assessor's Office at 312-603-7509.)
6407 S MAPLEWOOD AVE CHICAGO IL 60629 1723 Property Classification 2-11

2002 ESTIMATE x 50%

1st INSTALLMENT AMOUNT	944.48	BACK TAX/ROLLBACK TAX	SERIAL NO
DATE PAID	TAX AMOUNT PAID	INTEREST PAID	STATUTORY INTEREST
04-11-03	944.48	28.34	041103300283

2002 1ST INSTALLMENT WAS DUE MARCH 4, 2003 944.48

If you have an amount due, contact your mortgage company if you believe it did not pay the full amount on time or on the correct Property Index Number (PIN). If you pay your own taxes, please submit the correct amount based on the date you pay or the postmark. Refer to the shaded schedule above. You may check your tax-payment status at www.cookcountytreasurer.com.

SPECIAL NOTE: Second-installment 2002 tax bills are mailed in the late summer or early fall. Contact the Assessor's Office to apply for all exemptions to which you are entitled. You may obtain exemption forms at www.cookcountyassessor.com.

Payment information transcribed from warrant records on file in office of the County Collector.

Mania Pappas

00 Taxes sold - To redeem, contact County Clerk.

JUAN NUNEZ
6407 S MAPLEWOOD AVE
CHICAGO IL

IF YOUR MORTGAGE COMPANY PAYS YOUR TAXES FROM ESCROW, DO NOT DOUBLE-PAY YOUR TAXES

IMPORTANT NOTICE: 2000 taxes were sold.

If you have not already redeemed these taxes, contact the Cook County Clerk. See reverse side.

PAYMENT COUPON	Amount due if paid by 7/01/2003	Property Index Number (PIN)	Volume	TPP1
	\$ 0.00	19-24-213-002-0000	402	

Avoid late penalties. Submit the correct amount. Please refer to the schedule above. By state law, the late penalty is 1.5% per month.

Write these numbers on your check made payable to the Cook County Collector.

Amount Paid p

Check box at left AND complete form on back to change mailing address--where the bill is sent. You must have form notarized.

To mail, send this portion with your check.

To pay at any LaSalle Bank or Treasurer's Office, please bring entire bill.

Use of this coupon authorizes the Treasurer's Office to lower the check amount to prevent overpayment

0000000000 192421300200007 00212 0000000000 0000000000 0000000000



JUAN NUNEZ
OR CURRENT OWNER
6407 S MAPLEWOOD AVE
CHICAGO IL 60629-1723



COOK COUNTY COLLECTOR
PO BOX 803358
CHICAGO, IL 60680-3358

NEEP UPPER PORTION FOR YOUR RECORDS
MAIL THIS PORTION