



GLOBAL AMERICAN TITLE AGENCY, INC.
124A S. COUNTY FARM ROAD, WHEATON, ILLINOIS 60187
ISSUING AGENT FOR
FIRST AMERICAN TITLE INSURANCE COMPANY

Doc#: 0326926018
Eugene "Gene" Moore Fee: \$54.00
Cook County Recorder of Deeds
Date: 09/26/2003 09:20 AM Pg: 1 of 4

**ALTA COMMITMENT
Schedule A**

File NO. 328824 (First American) File NO. 10971 (Global American)
Inquiries to: Mary Bucio
Phone: (630) 653-8500
Fax: (630) 653-5104

- 1. **EFFECTIVE DATE:** JULY 10, 2003
- 2. **POLICY OR POLICIES TO BE ISSUED:** **AMOUNT:**
 - a. ALTA Owner's Policy Form 1992 \$406,250.00
Proposed Insured:

MATTHEW THORNTON and KENDRA THORNTON

- b. ALTA Loan Policy Form 1992 TO COME
Proposed Insured:

MORTGAGE BANCORP,
ITS SUCCESSORS AND/OR ASSIGNS AS DEFINED IN PARAGRAPH
1(a) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY

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

DORON R. OFIR AND GAL OFIR, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY

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

N/A

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

Note: For information purposes only, the land is known as:
2230 NORTH LINCOLN AVENUE #302, CHICAGO, IL 60614



This commitment is valid only if Schedules B and C are attached.

GLOBAL AMERICAN TITLE AGENCY, INC.

**ISSUING AGENT FOR
FIRST AMERICAN TITLE INSURANCE COMPANY**

**ALTA COMMITMENT
Schedule C**

File No. 10971

Legal Description:

UNIT 302 AND PARKING SPACE P-15 IN EMERALD CITY CONDOMINIUM, BEING IN WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN AS DOCUMENT NUMBER 9792504 IN COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

GLOBAL AMERICAN TITLE AGENCY, INC.

ISSUING AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA COMMITMENT Schedule B

File No. 10971

Schedule B of this 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:

1 GENERAL TAXES FOR THE YEAR 2002, 2003 AND SUBSEQUENT YEARS.

2 1ST INSTALLMENT OF ESTIMATED 2002 TAXES IS \$2,365.68 AND IS PAID.
GENERAL TAXES FOR THE YEAR 2002 ARE NOT YET ASCERTAINABLE.

TAX PARCEL NO.: 14-33-109-056-1007 (UNIT 302) VOLUME: 0494

2 1ST INSTALLMENT OF ESTIMATED 2002 TAXES IS \$151.46 AND IS PAID.
GENERAL TAXES FOR THE YEAR 2002 IS NOT YET ASCERTAINABLE.

TAX PARCEL NO.: 14-33-109-056-1034 (PARKING SPACE P-15) VOLUME: 0494

alt STANDARD EXCEPTIONS 1 THROUGH 5, BOTH INCLUSIVE, WILL BE WAIVED FOR THE OWNERS AND LOAN POLICIES UPON PRODUCTION OF AN ALTA STATEMENT, SUBJECT TO ANY ADVERSE INTERESTS DISCLOSED THEREIN.

plb MORTGAGE MADE BY GAL OFIR, MARRIED, AND DORON R. OFIR, MARRIED, TO PILLAR FINANCIAL, DATED SEPTEMBER 10, 2001 AND RECORDED OCTOBER 18, 2001 AS DOCUMENT NUMBER 0010968731 TO SECURE A NOTE IN THE AMOUNT OF \$275,000.00.
THIS MORTGAGE HAS BEEN ASSIGNED TO: FIRSTAR BANK, N. A. ITS SUCCESSORS AND ASSIGNS, BY DOCUMENT NUMBER 0010968732

plb MORTGAGE MADE BY GAL OFIR AND DORON R. OFIR, TO FIRST AMERICAN BANK, DATED DECEMBER 7, 2001 AND RECORDED DECEMBER 17, 2001 AS DOCUMENT NUMBER 0011197157 TO SECURE A NOTE IN THE AMOUNT OF \$25,000.00.

PROVISIONS, CONDITIONS, RESTRICTIONS, OPTIONS, ASSESSMENTS AND EASEMENTS AS CREATED BY THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 7, 1997 AS DOCUMENT 97925041 AS AMENDED.

water ✓ insurance ✓

6. PROVISIONS, CONDITIONS AND LIMITATIONS AS CREATED BY THE CONDOMINIUM PROPERTY ACT.

~~EVIDENCE SHOULD BE FURNISHED THAT THE CONDOMINIUM ASSESSMENTS ARE NOT DELINQUENT.~~ - *assessments letter.*

8. BUILDING LINES, PUBLIC UTILITY AND DRAINAGE EASEMENTS CREATED BY THE PLAT OF THE UNDERLYING SUBDIVISION. AFFECTS: COMMON ELEMENTS

stamp THE PREMISES ARE LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHICAGO, YOUR ATTENTION IS DIRECTED TO AN ORDINANCE OF SAID CITY REQUIRING REVENUE STAMPS TO BE AFFIXED TO THE DEED IN THE AMOUNT OF \$3.75 PER FIVE HUNDRED. CUSTOMARILY THIS IS A BUYERS CHARGE.

NOTE: IF ANY DOCUMENT REFERENCED HEREIN CONTAINS A COVENANT, CONDITION OR RESTRICTION VIOLATIVE OF 42 USC 3604(c), SUCH COVENANT, CONDITION OR RESTRICTION TO THE EXTENT OF SUCH VIOLATION IS HEREBY DELETED.

END OF SCHEDULE B

NO. 23,479 WAIVED
FIRST AMERICAN TITLE
BY: *[Signature]*
DATE: 8/25/03