

UNOFFICIAL COPY



0722205077

FIRST AMERICAN

File # 1649386

Doc#: 0722205077 Fee: \$54.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/10/2007 10:34 AM Pg: 1 of 4

5/5

Property of Cook County Clerk's Office

Cover Sheet

Illinois Statutory Indemnity for Issuance of Release Deed and Guarantee Policies For Property

7529 South Hoyne Avenue
Chicago, IL 60620

This page added to provide adequate space for recording information.

Q
46C

UNOFFICIAL COPY

The Hanover Insurance Company



Bond No. 1822959

Amount: \$ 35,820.00

INDEMNITY FOR ISSUANCE OF RELEASE DEED AND GUARANTEE POLICIES

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of New Hampshire, and duly authorized and qualified to execute this bond in the State of Illinois, hereinafter called the obligor, is held and firmly bound unto FIRST AMERICAN TITLE, 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 THIRTY FIVE THOUSAND EIGHT HUNDRED TWENTY AND 00/100 Dollars (\$ 35,820.00) 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 JULY 12, 2007

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That WHEREAS, there appears of record a trust deed made by JOHN Y. WILSON AND BRENDA S. WILSON, under which the obligee is TO ALIEN HOME IMPROVEMENT CORP. trustee, dated JUNE 13, 1996

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. 96454739, and purporting to secure the payment of certain moneys, with interest thereon, and to convey the following described property:

- SEE LEGAL DESCRIPTION ATTACHED -

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 unless it be furnished with a bond protecting it from loss by reason thereof; and TRUST DEED AND NOTE HAVE BEEN LOST, MISPLACED OR DESTROYED AND CANNOT BE SURRENDERED FOR CANCELLATION.

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 or 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.

The Hanover Insurance Company

[Signature]
By SHERRI D. DAVIS, ATTORNEY-IN-FACT
333 W. PIERCE ROAD, ITASCA, IL. 60143

Certified Copy Void Without Allmerica Financial Watermark

This Power of Attorney may not be used to execute any bond with an inception date after September 1, 2008

UNOFFICIAL COPY

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWERS OF ATTORNEY
CERTIFIED COPY

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint
Daniel J. Ryan, C.A. Ryan, Sherri D. Davis, Thomas J. Turkowski and/or William R. Madden

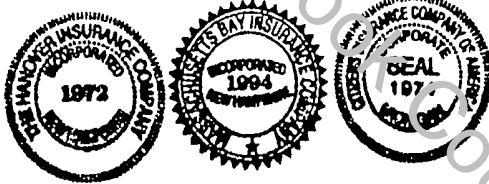
of **Chicago, IL** and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated

any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:
Any such obligations in the United States, not to exceed Ten Million and No/100 (\$10,000,000) in any single instance

and said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Assistant Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by a Vice President and an Assistant Vice President, this 21st day of October, 2005.



THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Richard M. Van Steenburgh
Richard M. Van Steenburgh, Vice President

Paul F. Carleo
Paul F. Carleo, Assistant Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 21st day of October 2005, before me came the above named Vice President and Assistant Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

STATE OF ILLINOIS
COUNTY OF COOK } ss.

On this 12th day of JULY 2001, before me Thomas J. Turkowski, a Notary Public in and for the said County and State, residing therein, duly commissioned and sworn, personally appeared Sherri D. Davis known to me to be the duly authorized Agent and Attorney-in-Fact of **THE HANOVER INSURANCE COMPANY**, the corporation whose name is affixed to the within instrument, and duly acknowledged to me that he subscribed the name of **THE HANOVER INSURANCE COMPANY** thereto as Surety and his own name as Attorney-in-Fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

"OFFICIAL SEAL"
Thomas J. Turkowski
Notary Public, State of Illinois
My Commission Exp. 03/20/2010

Thomas J. Turkowski
Notary Public in and for said County and State

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: LOT 39 IN HARRY M. QUINN INCORPORATED SUBDIVISION OF PART OF THE DEWEY AND VANCE SUBDIVISION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET THEREOF RESERVED FOR RAILROAD RIGHT OF WAY ALSO EXCEPT RIGHT OF WAY OF THE PITTS CINCINNATI CHICAGO AND ST. LOUIS RAILROAD ALSO EXCEPT THE SOUTH 10 RODS OF THE WEST 16 RODS OF THE SOUTH 1/2 OF SECTION 30 AFORESAID RESERVED FOR SCHOOL LOT) IN COOK COUNTY, ILLINOIS.

Permanent Index #/s: 20-30-320-007-0000 Vol. 0437

Property Address: 7529 South Hoyne Avenue, Chicago, Illinois 60620

Property of Cook County Clerk's Office