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Cook County Recorder of Deeds
Date: 09/20/2007 07:59 AM Pg: 1 of 4

Property of Cook County Clerk's Office

INDEMNITY AND AFFIDAVIT OF AUTHORITY

(Document Title)

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1056789

INDEMNITY AND AFFIDAVIT OF AUTHORITY

STATE OF ILLINOIS	§
	§
COUNTY OF COOK	§

BEFORE ME, the undersigned authority, a Notary Public in and for said State and County, on this date personally appeared, the undersigned Charles E. Selsor and Guy B. Selsor (collectively, "Affiant"), personally known to me, who, after having been by me first duly sworn, upon oath, according to law, deposed and said:

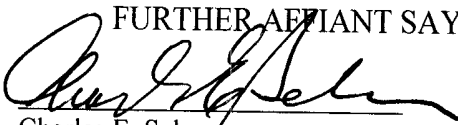
1. Our full names are Charles E. Selsor and Guy B. Selsor and we are over 18 years of age and make this Affidavit upon personal knowledge. We are the Trustees for the Charles E. Selsor Revocable Living Trust (the "Trust").


2. As Trustees, we are fully authorized and empowered to (a) transfer title to 94 Fulbright Land, being further described as on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and (b) execute any and all documents relating to the sale of the Property, including but not limited to special warranty deeds, releases of lien, title company documents, HUDs, invoices, etc., requested to be executed by the Lender and/or Title Company.

3. Affiant makes this Indemnity and Affidavit of Authority with full knowledge that it will be relied upon by JP Morgan Chase (the "Lender") and Richmond Title Services, L.P., its underwriters, agents, representatives, affiliates and employees and/or their respective successors and assigns ("Richmond"), as to the truth of the matters stated therein, and hereby irrevocably and unconditionally agrees to indemnify and save harmless Richmond from and against 100% of all losses, claims, costs, damages, demands, expenses and liabilities which Richmond may suffer, incur or be the subject of, from time to time, and which are in any way caused by or derived directly or indirectly by reason of, from or in consequence of (a) any lack of proper authority, or claim thereof, to transfer title and release the existing lien, as set forth in paragraph 2 herein, and (b) any material misrepresentation of the facts contained herein.

Affiant knows that RICHMOND TITLE SERVICES, its affiliates and their respective underwriter(s) are relying on the statements contained herein to be true and correct and without the true facts contained herein said RICHMOND TITLE SERVICES its affiliates and their respective underwriter(s) would not issue its policy.

FURTHER AFFIANT SAYETH NOT.


 Charles E. Selsor


 Guy B. Selsor

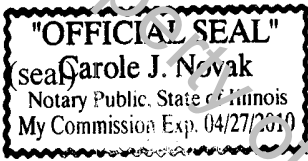
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STATE OF ILLINOIS

COUNTY OF Cook

§
§
§

This instrument was subscribed, sworn to and acknowledged before me on May 25th, 2007, by Charles E. Selsor and Guy B. Selsor, Trustees for the Charles E. Selsor Revocable Living Trust, known to me or proved to me through satisfactory evidence to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.



[Signature]
Notary Public Signature

CAROLE J. NOVAK
Printed Name

My commission expires: 4/27/10

This instrument was prepared by Steve Deutsch and after recording return to:
Richmond Title Services, LP
2901 N. Dallas Pkwy. #100
Plano, TX 75093
GF #1056789

State Of Ohio, County of FRANKLIN
Subscribed And Sworn to in my Presence
This 2nd Day Of MAY, 2007
By GUY B. SELSOR
Albert A. Yetzer, Notary Public My Comm. Exp. 3-22-2010

gbs



ALBERT A. YETZER
Notary Public, State of Ohio
My Commission Expires
3-22-2010
3-22-2010
AMY



U39581525-01RD03

AFFIDAVIT
LOAN# 1574727481
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Exhibit "A"

The land referred to herein is situated in the State of Illinois, County of Cook described as follows:

UNIT NO. 77D6 IN OLDE SCHAUMBURG CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 63 AND 64 IN OLDE TOWNE VILLAGE, BEING A SUBDIVISION OF PART OF THE SOUTH WEST QUARTER (1/4) OF THE NORTH EAST QUARTER (1/4) OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1997 AS DOCUMENT 97633486 AND CONSENT AND AMENDMENT THEREOF RECORDED SEPTEMBER 22, 1997 AS DOCUMENT 97706372, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE THIRD, AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 23, 1998 AS DOCUMENT 98953375, AMENDING THE DECLARATION OF CONDOMINIUM MADE BY FIRST BANK AND TRUST COMPANY OF ILLINOIS, NOT PERSONALLY PUT AS TRUSTEE UNDER A TRUST AGREEMENT DATED APRIL 10, 1997 AND KNOWN AS TRUST NO. 10-2111 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK, ON OCTOBER 2, 1997 AS DOCUMENT 97733151, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SOURCE OF TITLE: DOCUMENT 08000635, (RECORDED 11/05/1998)

APN: 07-22-210-008-1029



U39803337-06RD04

WARRANTY DEED

LOAN# 1574727181

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