

# UNOFFICIAL COPY

Prepared by:  
John Laird  
Ticor Title Insurance Company  
171 N. Clark Street, 8th Floor  
Chicago, Illinois 60601



Doc#: 0726439131 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/21/2007 01:09 PM Pg: 1 of 2

After recording mail to:  
Ticor Title Insurance Company  
171 N. Clark Street, 8th Floor  
Chicago, Illinois 60601  
Attn: John Laird

Claim No. 256176

## NOTICE

To Whom It May Concern: Please take notice of the following facts:

1. Ticor Title Insurance Company ("Ticor") acted as the closer for a mortgage refinancing, involving the property described on Exhibit A hereto, that occurred on August 2, 2007.
2. At the closing, the refinancing lender Aegis Wholesale Corporation ("Aegis") delivered to Ticor its check, payable to Ticor, in the amount of \$206,482.90 as the proceeds of a loan to be made to Brian Osborn to refinance a prior mortgage held by Wilshire Credit Corporation.
3. At closing, Ticor Title Insurance Company deposited the Aegis check in a Ticor account, then disbursed Ticor's own funds in at least the amount of \$205,947.00 to refinance the prior mortgage, to pay taxes and insurance on the property, to pay costs of closing, and to pay certain net proceeds to Brian Osborn.
4. After disbursing its funds, Ticor then recorded a mortgage from Brian Osborn to Mortgage Electronic Registration Systems, Inc, as nominee for Aegis, said mortgage being executed on August 2, 2007 and recorded on August 9, 2007 as Document No. 0722155057 with the Cook County Recorder of Deeds.
5. After recordation of said mortgage, the drawee of the Aegis check returned it to Ticor marked "refer to maker" and refused to pay said check.
6. Ticor has not been reimbursed by Aegis or any other party for the \$205,947.00 in funds it advanced at closing and is entitled to assert in equity a lien against the property for those unreimbursed funds.



TICOR TITLE INSURANCE COMPANY

John V. Laird  
By: John V. Laird [Name]

Its: Vice-President  
[Corporate Capacity]

State of Illinois ) ss  
County of Cook )

Acknowledged before me on September 19-2007, by the individual in the corporate capacity listed above, as a free and voluntary act, individually and on behalf of the corporate Assignor first listed above, for the uses and purposes set forth.

Angela Hoffenkamp  
Notary Public

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## EXHIBIT A

LOT 14 AND THE NORTH 10 FEET OF LOT 15 IN BLOCK 4 IN WAKEFORD FIFTH ADDITION, BEING BENJAMIN F. CRAWFORD'S SUBDIVISION OF THE EAST 503 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE SOUTH 90 RODS, THEREOF.

7634 S. St. Lawrence  
CHGO IL 60619

**PERM TAX#**  
**20-27-411-037-0000**

Property of Cook County Clerk's Office