

UNOFFICIAL COPY

Doc#: 0729955099 Fee: \$46.50  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 10/26/2007 03:55 PM Pg: 1 of 2

**ACCREDITED SURETY  
& CASUALTY COMPANY, INC.**

400 S. Park Ave. #320  
 Winter Park, FL 32789

**MORTGAG**

At the request of Mina Patel

(the Undersigned)

and upon the security hereof, ACCREDITED SURETY & CASUALTY COMPANY, INC., 400 S. Park Ave. #320, Winter Park, FL 32789 (Surety) has arranged, executed or continued an appearance bond, numbered AJ-00354330, dated 10/26/2007

for Daxeshkumar Patel (Principal). Said bond is in the sum of three hundred thousand dollars (\$ 300,000.00 ) Dollars and is posted in the Superior Court of the Judicial District of Fairfield

For ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned (jointly and severally, if more than one) absolutely and conditionally covenant, promise, undertake, agree and bind themselves, their representatives, successors, heirs and assigns as follows:

1. The undersigned shall have the Principal forthcoming before the Court named in said bond, or in the event a bindover, the Court to which bound, at the time therein fixed, or as provided by law, and from day to day and term to term, as may be ordered by such Court.

2. The undersigned shall at all times indemnify and hold harmless the Surety from and against every loss, cost and expense which the Surety shall or may for any cause at any time directly or indirectly sustain or incur by reason or in consequence of the execution or continuation of said bond and every bond executed in sub-situation for said bond, with or without the consent of the undersigned. This indemnity shall include (but not be limited to) bond estreatures and forfeitures, judgments, court costs, sheriff's fees, attorney fees and appellate attorney fees, suit orders and adjudications, recording and filing fees, reward offerings, investigative expenses reasonably incurred in the attempt to locate Principal, and incidental expenses incurred in Principal's apprehension, and return to proper custody. The undersigned shall place the Surety in funds to meet every such loss, cost and expense before the Surety is required to pay the same.

3. The undersigned guarantee the payment of every premium on the bonds described above promptly when due without first requiring the Surety to proceed against the Principal.

4. To Secure the payment and performance of every obligation described herein, the undersigned hereby grant, convey and mortgage to the Surety all of the following described real property:

171 Grison Lane  
 Hoffman Estates, IL 60169

5. The undersigned fully warrant fee simple title to said property, shall pay the obligations of every nature thereon promptly when due, and shall defend the same against the claims and demands of all persons. The undersigned shall insure said property in form and amount satisfactory to the Surety with a loss payable clause in favor of the Surety.

6. If any sum referred to herein remains unpaid (10) days after the same becomes due, such payment shall be considered in default and bear interest at the highest rate allowed by law. The Surety may then foreclose this agreement, notwithstanding any exemption which may be available by law, and shall be entitled to recover forthwith any deficiency which may occur.

7. The undersigned waive all notices and demands and shall pay all cost of collection incurred by the Surety in connection herewith, whether suit be brought or not, including attorney fees, appellate attorney fees and collection agency fees. The Surety may discuss any default with the present or future employers of any of the undersigned.

8. The term "Surety" shall include this Surety and every Surety Company on the bonds referred to herein, and their agents, co-sureties, reinsurers, successors and assigns. The rights given to the Surety herein shall be in addition to any rights which the Surety may have under separate agreements or applicable law.

9. The acquiescence of the Surety in any default by the undersigned shall not constitute a waiver of such default. If any provision of this agreement is void or unenforceable under the law, this agreement shall not be void but shall be construed and enforced as though such provision was omitted. The singular form used herein shall include the plural form, where applicable, and visa versa.

10. The Surety is authorized to secure an investigative consumer report and information from any credit reporting agency or other source pertaining to the undersigned's character and/or financial condition whether the undersigned be in default or not. Every person, firm and corporation furnishing the Surety with such information in good faith is hereby released from all damages and liability.

SIGNED, SEALED and DELIVERED at

this \_\_\_\_\_ day of \_\_\_\_\_

A.D., 19

WITNESS: [Signature]

WITNESS: \_\_\_\_\_

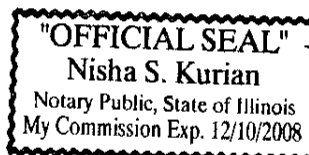
xxx [Signature] (L.S.)

STATE OF ILLINOIS COUNTY OF COOK (L.S.)

I certify that on the date above-written, before me, an officer duly authorized in the State and County aforesaid, personally appeared MINA PATEL to me known to be the person(s) described in and who executed the foregoing instrument and who thereupon acknowledged to me that he/she/they executed the same.

My Commission Expires: 12/10/2008

Prepared by:  
 Address  
 BB-0045 (1/96)



Signature of Notary Public & Official Seal  
 This instrument depends upon the happening of a contingency before an obligation to pay is created.

# UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

## ATG® COMMITMENT FORM - SCHEDULE B

Commitment No.: 070271800257

First installment 2006 taxes in the amount of \$1,012.55 is PAID.

Second installment 2006 taxes in the amount of (NOT YET AVAILABLE) is NOT YET DUE AND PAYABLE.

Taxes for the year 2007 are not yet due and payable.

Permanent Index No. 07-15-105-078

6. Plat of Town & Country I at Hoffman Estates Subdivision recorded April 26, 1962 as Document No. 18459280.
7. Declaration of Building and Use Restrictions for Town & Country I at Hoffman Estates dated April 17, 1962 and recorded April 26, 1962 as Document No. 18459281.
8. Declaration of Party Wall Rights for Town & Country I at Hoffman Estates dated May 1, 1962 and recorded May 21, 1962 as Document No. 18480795.
9. Grant of Perpetual Right and Easement dated August 29, 1962 and recorded February 21, 1963 as Document No. 18726719.
10. Grant of Perpetual Right and Easement dated August 29, 1962 and recorded February 21, 1963 as Document No. 18726720.
11. Warranty Deed dated September 10, 2003 and recorded October 1, 2003 as Document No. 0327429104 executed by Chetan M. Patel and Ragini C. Patel, husband and wife and Amratbhai M. Patel, married to Manjula A. Patel and given to Mina Patel.
12. Mortgage dated September 10, 2003, and recorded October 1, 2003, as Document No. 0327429105, executed by Mina Patel, married to Mahesh G. Patel and given to Metropolitan Financial Solutions, Co. to secure a note in the amount of \$120,800.00 and such other sums as provided therein.
13. Assignment of the Mortgage recorded as Document No. 0327429105 by Metropolitan Financial Solutions Co. to ABN AMRO Mortgage Group, Inc. dated September 10, 2003, and recorded October 1, 2003 as Document No. 0327429106.

End of Schedule B