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NORTHWESTERN NATIONAL SURETY COMPANY, MILWAUKEE, WISCONSIN

No. 952222

\$ 18,000.00

INDEMNITY FOR ISSUANCE OF RELEASE

DEED AND GUARANTEE POLICIES

KNOW ALL MEN BY THESE PRESENTS: That NORTHWESTERN NATIONAL SURETY COMPANY, MILWAUKEE, WISCONSIN, a corporation organized and existing under and by virtue of the laws of the State of Wisconsin, and duly authorized and qualified to execute this bond in the State of Illinois, hereinafter called the obligor, is held and firmly bound unto Chicago Title Insurance Company, 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

Eighteen Thousand and no/100 -----

Dollars (\$18,000.00), 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 June 30, 1986

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That WHEREAS, there appears of record a trust deed made by Bernardo Abarca & Flavia Abarca, his wife, under which the obligee is Chicago Title & Trust Company, trustee, dated Oct 14th 1975, 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. 2834869, and purporting to secure the payment of certain moneys, with interest thereon, and to convey the following described property:

Lot Seventy Five (75) in the subdivision of the South Quarter (1/4) of the West One-Third (1/3) of the Northeast Quarter (1/4) of Section 35 Township 40 North, Range 13, East of the Third Principal Meridian.

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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 original trust deed and note can not be produced

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unless it be furnished with a bond protecting it from loss by reason thereof; and

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.

NORTHWESTERN NATIONAL SURETY COMPANY, MILWAUKEE, WISCONSIN

By *Carlisle M. Strening Jr.*
Carlisle M. Strening Jr.,
Attorney-in-fact

Re: Title Guarantee Policy

No.

NORTHWESTERN NATIONAL SURETY COMPANY, MILWAUKEE, WISCONSIN

TO

Chicago Title Insurance Company

INDEMNITY BOND--RE: TRUST DEED

Surety:

NORTHWESTERN NATIONAL SURETY COMPANY, MILWAUKEE, WISCONSIN

Dated

Attorney

Property of Cook County Clerk's Office

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DUAL OBLIGEE RIDER

To be attached to and form a part of Bond No. 952222,
dated June 30, 1986, issued by the NORTHWESTERN NATIONAL SURETY
COMPANY, as surety and sole Obligor and in favor of Chicago Title
and Trust Company and Harry (Bus) Yourell, Registrar of Titles,
Cook County as Obligees.

NOW, THEREFORE, said Surety hereunder hereby confirms its
bond in favor of Chicago Title & Trust Company and Harry (Bus)
Yourell, Registrar of Titles, Cook County in the penalty of
Eighteen Thousand and no/100 (\$18,000.00) Dollars provided
however that the liability of the Surety is not cumulative.

Signed, sealed and dated this 30th day of June, 1986.

NORTHWESTERN NATIONAL SURETY COMPANY

BY:

Carlisle M. Strening, Jr.
Carlisle M. Strening, Jr.
Attorney-in-fact

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2025/01/08

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NORTHWESTERN NATIONAL SURETY COMPANY

HOME OFFICE: 131 NORTH JACKSON STREET/P. O. BOX 1635/MILWAUKEE, WISCONSIN 53201

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS. That NORTHWESTERN NATIONAL SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint: Carlisle M. Straning, Chicago, Illinois

its true and lawful Attorney(s)-in-Fact, with full power and authority for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto if a seal is required, bonds, undertakings, recognizances or other written obligations in the nature thereof, as follows:

Any and all bonds, undertakings, recognizances or other written obligations in the nature thereof ----

and to bind NORTHWESTERN NATIONAL SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982.

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the NORTHWESTERN NATIONAL SURETY COMPANY on February 18, 1982.

RESOLVED that the president, any vice-president or assistant vice-president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any power of attorney previously granted to such person.

RESOLVED FURTHER that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the company

- (i) when signed by the president, any vice-president or assistant vice-president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice-president or assistant vice-president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the power of attorney issued by the company to such person or persons.

RESOLVED FURTHER that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NORTHWESTERN NATIONAL SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 1st day of June 1984

Duane R. DuBois
Secretary



Donald L. Bowen
President

STATE OF WISCONSIN, COUNTY OF MILWAUKEE -- ss

On this 1st day of June 1984 personally came before me, Donald L. Bowen and Duane R. DuBois to me known to be the individuals and officers of the NORTHWESTERN NATIONAL SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same; and being by me duly sworn, did severally depose and say that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation



Jean Steuter
Notary Public
My Commission Expires 2/10/85

CERTIFICATE

I, the undersigned, assistant secretary of the NORTHWESTERN NATIONAL SURETY COMPANY a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.



Signed and sealed at the City of Milwaukee this 30 day of June 1986

Patricia A. Mortag
Patricia A. Mortag
Assistant Secretary

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ACKNOWLEDGMENT BY SURETY

State of Illinois
County of Cook } ss.:

On the 30 day of June 19 86, before me personally came Carlisle M. Strening, Jr.
CHICAGO

to me known, who, being by me duly sworn, did depose and say: that he resides
that he is the Attorney-in-fact of NORTHWESTERN NATIONAL SURETY COMPANY OF MILWAUKEE, WISCONSIN

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed under authority of Article IV of the By-Laws of said corporation, and that he signed his name thereto by like order.

Ester R. Mysiewicz
(Notary Public)

My Commission Expires Aug. 19th, 1988

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111 West Washington Street
Chicago, Illinois 60602

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RELEASE DEED

P. 217 R. 12/73

THE ABOVE SPACE FOR REGISTRARS USE ONLY

KNOW ALL MEN BY THESE PRESENTS That **CHICAGO TITLE AND TRUST COMPANY**, a corporation of the State of Illinois, as **Trustee**

in consideration of one dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby release, convey and quit-claim unto

Bernardo Abarca and Flavia Abarca, his wife,

the heirs, legal representatives (or if a corporation, its successors) and assigns, all the right, title, interest, claim, or demand whatsoever which the grantor may have acquired in, through or by a certain Trust Deed, recorded in the Recorder's Office (or if the property is registered, filed in the Registrar's Office) of Cook County, in the State of Illinois, as Document Number **LR 28 34 869**.

to the premises situated in the County of Cook, State of Illinois, described as follows, to-wit:

Lot seventy four (74) and Lot seventy five (75) in the subdivision of the South quarter (1/4) of the West one third (1/3) in the Northeast quarter (1/4) of Section 35, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

*R. E. Deed No. 13-25-2831-001
2013-15 No Book*

together with all the appurtenances and privileges thereunto belonging or appertaining.

IN WITNESS WHEREOF, Said **CHICAGO TITLE AND TRUST COMPANY**, as Trustee as aforesaid, has caused these presents to be signed by its Assistant Vice-President, and attested by its Assistant Secretary, and its corporate seal to be hereto affixed,

(Date) July 1, 1986

CHICAGO TITLE AND TRUST COMPANY
as Trustee as aforesaid.

By *Doni Heber* Assistant Vice-President

Attest *Karen Naughton* Assistant Secretary



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FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

STATE OF ILLINOIS,) SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the **CHICAGO TITLE AND TRUST COMPANY**, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal

Thomas P. Pate Date 7/1/86
Notary Public

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

2013-15 No Book

DELIVERY

NAME Jiro Yamaguchi
STREET 1055 W. Argyle
CITY Chicago, Il 60640

OR

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER 533

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Relax

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REGISTRAR & OF TITLES

JUL 10 4 22 PM '88

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IDENTIFIED No.	Registrar of Torts Titles HARRY BUS WURELL S. SUE
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Jira Yamakuchi
1055 W ARSVCB
CHICAGO, IL 60646