

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY
(10-17-92)

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

Issued by:
CHICAGO TITLE INSURANCE COMPANY
870 N. MILWAUKEE AVENUE
VERNON HILLS, IL 60061
(847) 367-5820
FAX (847)367-5945

CHICAGO TITLE INSURANCE COMPANY



By:

President

By:

ATTEST

Secretary

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

SCHEDULE A

ORDER NO.: ST5011325

POLICY NO.: 106 00007108

DATE OF POLICY: MARCH 29, 2000

ISSUED BY:

DAVID B STOLMAN 71-5001
70 SOUTH HIGHWAY 45 SUITE 205
GRAYSLAKE, ILLINOIS 60030
PHONE: (847)548-8485 FAX: (847)548-5871

AMOUNT OF INSURANCE: [REDACTED]

1. NAME OF INSURED:

JAMES IDE, ALSO KNOWN AS JAMES F. IDE, AND PATRICIA IDE, ALSO KNOWN AS PATRICIA L. IDE, HUSBAND AND WIFE, NOT AS JOINT TENANTS OR TENANTS IN COMMON BUT AS TENANTS BY THE ENTIRETY

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

THE INSURED.

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED AND ASSIGNMENTS:

MORTGAGE DATED MARCH 24, 2000 AND RECORDED MARCH 29, 2000 AS DOCUMENT NO. 00218787, MADE BY JAMES F. IDE AND PATRICIA L. IDE, HUSBAND AND WIFE TO ST. PAUL FEDERAL, A DIVISION OF CHARTER ONE BANK, F.S.B., TO SECURE A NOTE FOR [REDACTED]

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)
SCHEDULE A (CONTINUED)

ORDER NO.: ST5011325

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

LOT 16 IN WEST MEADOWS, BEING A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 42
NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF REGISTERED AS DOCUMENT LR10898313, IN COOK COUNTY, ILLINOIS

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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OWNER'S POLICY (1992)

SCHEDULE B

ORDER NO.: ST5011325

NOTWITHSTANDING THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS OF THIS POLICY, ALL ENDORSEMENTS, IF ANY, ATTACHED HERETO ARE VALID DESPITE THE LACK OF SIGNATURE BY EITHER THE PRESIDENT, A VICE PRESIDENT, THE SECRETARY, AN ASSISTANT SECRETARY, OR VALIDATING OFFICER OR AUTHORIZED SIGNATORY OF THE COMPANY.

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

- A 6. TAXES FOR THE YEARS 1999 AND 2000.
2000 TAXES ARE NOT YET DUE OR PAYABLE.
PERMANENT INDEX NUMBER: 02-17-207-003-0000.
NOTE: 1999 FIRST ESTIMATED INSTALLMENT IN THE AMOUNT OF \$4,039.15 IS PAID.
NOTE: 1999 FINAL INSTALLMENT AMOUNT IS NOT DUE OR PAYABLE.
- C 7. TERMS, PROVISIONS, AND CONDITIONS OF THE ORDINANCE DATED JULY 12, 1945 AND RECORDED DECEMBER 1, 1955 AS DOCUMENT 16435487, RELATING TO PRESENT AND FUTURE DEVELOPMENT PLAN OF PALATINE.
- D 8. RESTRICTIONS AS TO LOCATION AND TYPE OF CONSTRUCTION OF WATER WELLS AND WASTE DISPOSAL SYSTEM AND EASEMENTS AS SHOWN ON THE PLAT OF SUBDIVISION REGISTERED AS DOCUMENT NO. LR. 1089313.
- E 9. EASEMENT AGREEMENT RECORDED AS DOCUMENT LR2041633 MADE BY AND BETWEEN ARTHUR T. MCINTOSH AND COMPANY, A CORPORATION OF DELAWARE, OWNER OF LOT 16, IN WEST MEADOWS, AFORESAID, AND CHARLES W. DESGREY AND DORIS L. DESGREY, HIS WIFE, OWNERS OF LOT 17 IN WEST MEADOWS, AFORESAID, WHEREBY MCINTOSH GRANT AND CONVEYS TO DESGREY, AND HIS HEIRS AND ASSIGNS FOREVER A PERPETUAL EASEMENT APPURTENANT TO SAID LOT 17, OVER, UPON AND UNDER THAT PART OF LOT 16 DESCRIBED BELOW FOR YARD, LAWN AND OR GARDEN PURPOSES AND ALL USES INCIDENT OR APPROPRIATE THERETO AS MORE PARTICULARLY SET FORTH IN SAID DOCUMENT, SUBJECT TO PROVISIONS, AGREEMENTS AND COVENANTS THEREIN CONTAINED, PARTICULARLY PROVIDING THAT NEITHER PARTY SHALL BUILD ANY STRUCTURE OR OBSTRUCT SAID EASEMENT IN ANY WAY. SAID EASEMENT AREA IS DESCRIBED AS

CHICAGO TITLE INSURANCE COMPANY

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SCHEDULE B

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**EXCEPTIONS FROM COVERAGE
(CONTINUED)**

FOLLOWS:: THAT PART OF THE LAND WHICH LIES SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT IN THE WEST LINE OF LOT 16, WHICH IS 50 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, TO A POINT IN THE EASTERLY LINE OF SAID LOT 16, WHICH IS 65 FEET NORTH OF (MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID LOT 16.

- F 10. AN EASEMENT IN, OVER AND UPON EACH AND EVERY TRACT IN WEST MEADOWS IN FAVOR OF THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS AND THE ILLINOIS BELL TELEPHONE COMPANY AND THEIR SUCCESSORS AND ASSIGNS FOR PLACING AND MAINTAINING THEREIN, THEREON AND THEREOVER ELECTRIC LIGHT, POWER, TELEPHONE, GAS, POLES, WIRES, CONDUITS, CABLES AND MAINS AND OTHER FACILITIES SUITABLE FOR PUBLIC OR COMMUNITY SERVICE AS GRANTED IN DEED TO ARTHUR T. MCINTOSH, JR. AND LOIS P. MCINTOSH, HIS WIFE, REGISTERED JANUARY 2, 1947 AS DOCUMENT LR 1132027.

CHICAGO TITLE INSURANCE COMPANY

POLICY SIGNATURE PAGE

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THIS POLICY SHALL NOT BE VALID OR BINDING UNTIL SIGNED BY AN AUTHORIZED SIGNATORY.

CHICAGO TITLE INSURANCE COMPANY

BY Kimberly Brown
AUTHORIZED SIGNATORY

ENDORSEMENT

ATTACHED TO AND FORMING A PART OF
ORDER NUMBER: 1409 - ST5011325

ISSUED BY

CHICAGO TITLE INSURANCE COMPANY

POLICY MODIFICATION ENDORSEMENT 4

GENERAL EXCEPTION NUMBERS 1, 2, 3, 4 AND 5 OF SCHEDULE B OF THIS POLICY ARE
HEREBY DELETED.

THIS ENDORSEMENT IS MADE A PART OF THE POLICY AND IS SUBJECT TO ALL OF THE TERMS
AND PROVISIONS THEREOF AND OF ANY PRIOR ENDORSEMENTS THERETO. EXCEPT TO THE
EXTENT EXPRESSLY STATED, IT NEITHER MODIFIES ANY OF THE TERMS AND PROVISIONS OF
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT EXTEND THE EFFECTIVE DATE OF
THE POLICY AND ANY PRIOR ENDORSEMENTS, NOR DOES IT INCREASE THE FACE AMOUNT
THEREOF.