



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

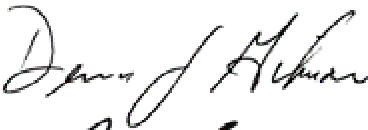
If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.
The Exceptions in Schedule B.
The Conditions, Requirements and Standard Exceptions
on the other side of this page.

The Commitment is not valid without Schedule A and Schedule B.

First American Title Insurance Company

BY  PRESIDENT

ATTEST  SECRETARY



CONDITIONS

1. **DEFINITIONS**
(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.
2. **LATER DEFECTS**
The Exceptions in Schedule B may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) shown below are met. We shall have no liability to you because of this amendment.
3. **EXISTING DEFECTS**
If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.
4. **LIMITATION OF OUR LIABILITY**
Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown below

or

eliminate with our written consent any Exceptions shown in Schedule B or the Standard Exceptions noted below.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.
5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**
Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

REQUIREMENTS

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
- (b) Pay us the premiums, fees and charges for the policy.
- (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed.
- (d) You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
- (e) Proper documentation to dispose of such exceptions as you wish deleted from Schedule B or the Standard Exceptions noted below.



**First American Title Insurance Company
National Commercial Services**

**5607 Glenridge Drive, Suite 275
Atlanta, GA 30342**

**ALTA Commitment
Schedule A**

Title Inquiries to: Jon Uhler

Escrow Inquiries to: Closing Services (312) 917-7234

Revision Info:

Reference: Belmont/Central

File No.: NCS-401470-1IL-ATL

1. Effective Date: June 09, 2009
2. Policy or Policies to be issued: Amount:
 - a. ALTA Owner's Policy
 - IL: ALTA 2006 Owner's Policy \$0.00
 - Proposed Insured:
To Be Determined
 - b. ALTA Loan Policy
 - IL: ALTA 2006 Loan Policy \$0.00
 - Proposed Insured:
To Be Determined, its successors and/or assigns
3. The estate or interest in the title described or referred to in this commitment and covered herein is fee simple and title to the estate or interest in said land is at the effective date hereof vested in:

Cragin Federal Savings and Loan Association

4. The mortgage and assignments, if any, covered by this Commitment are described as follows :

To Be Furnished

5. The land referred to in this Commitment is described as follows:

LOT 11 AND LOT 12 IN GORSKI'S RESUBDIVISION OF LOT 94 AND THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 94, ALL IN ATKINSON'S SUBDIVISION OF LOTS 3, 4 AND 5 IN VOSS' PARTITION OF 80 ACRES WEST OF AND ADJOINING THE EAST 40 ACRES OF THE SOUTH 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1, 2, 3, 9, 10 AND 11, IN OWNERS PARTITION OF LOTS 6, 7, 8, 9 AND 10 OF VOSS' PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

5742 West Belmont Avenue
Chicago, IL

THIS COMMITMENT IS VALID ONLY IF SCHEDULE B IS ATTACHED.

**ALTA Commitment
Schedule B**

File No.: NCS-401470-1IL-ATL

Schedule B of the policy or policies to be issued will contain the exceptions shown on the inside front cover of this Commitment and the following exceptions, unless same are disposed of to the satisfaction of the Company:

If any document referenced herein contains a covenant, condition or restriction violative of 42USC 3604(c), such covenant, condition or restriction to the extent of such violation is hereby deleted.

EXCEPTIONS FROM COVERAGE

This commitment, and policy when issued, does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

Part One:

1. Right or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
4. Any lien, or right to 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, if any, not shown as existing liens by the public records.
6. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
7. PROVIDE EITHER AN AFFIDAVIT FROM THE OWNER INDICATING THAT THERE IS NO PROPERTY MANGER EMPLOYED OR A FINAL LIEN WAIVER FROM THE PROPERTY MANAGE ACTING ON BEHALF OF THE OWNER.
8. IT APPEARS THAT THE LAND DESCRIBED HEREIN LIES WITHIN THE MUNICIPAL BOUNDARIES OF CHICAGO, PLEASE CONTACT THE MUNICIPALITY FOR ANY REQUIREMENTS WHICH MUST BE COMPLIED WITH PRIOR TO CLOSING. THE MUNICIPAL PHONE NUMBER MAY BE FOUND ST WWW.FIRSTAM.COM/TITLE-IL UNDER aTTORNEY sERVICES, THEN TOOLS, THEN MUNICIPALITY TRANSFER REQUIREMENTS.
IN ADDITION, BASED UPON THE MOST CURRENT INFORMATION, THE PROPERTY MAY BE SUBJECT TO A REAL ESTATE TRANSFER TAX IN THE AMOUNT OF \$3.75 PER \$500.00 (BUYER) AND \$1.50 PER

\$500.00 (SELLER). THE RESPONSIBILITY FOR WHICH, BY ORDINANCE, WOULD BE THE BUYER AND SELLER. THE REPRESENTATIVE TAX STAMPS MUST BE AFFIXED PRIOR TO CLOSING.

9. PROVIDE EVIDENCE OF THE PURCHASE PRICE OR THE AMOUNT OF ANY MORTGAGE TO BE INSURED AND IDENTIFY ANY PROPOSED INSURED. ONCE A PROPOSED INSURED HAS BEEN IDENTIFIED, ADDITIONAL REQUIREMENTS AND EXCEPTIONS MAY BE MADE.

Part Two:

1. Interest of Bank of America, shown as the seller on the application for title insurance.
2. Any lien, or right to lien in favor of a property manager employed to manage the land..
3. Franchise tax in favor of the State of Illinois against Cragin Federal Savings and Loan Association, a Corporation of Illinois.
4. Rights of tenants, if any, under any unrecorded leases.
5. Lien for outstanding water or sewer charges, if any.
6. Rights of public or quasi-public utilities, if any, in said vacated alley for the maintenance therein of poles, conduits, sewers, etc..
7. General taxes and assessments for the year 2008 2nd Installment, 2009 and subsequent years which are not yet due and payable.

Tax identification no.: 13-20-432-041-0000 Vol. 346

Note for informational purposes 2008 taxes:

1st Installment in the amount of \$17,035.67 with a status of PAID. (Due Date 03/03/2009)

2nd Installment in the amount of \$UNKNOWN with status of UNKNOWN. (Due Date UNKNOWN)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

NOTE: On the above tax amount(s), there may also be due an amount for interest, penalty and collection fee.

NOTE: If subject property is connected to public/community water or sewer, furnish a copy of the current bill to First American Title Insurance Company National Commercial Services showing that all charges have been paid to date or the Policy to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the date of the Policy.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

NOTE: THE LAND SUBJECT TO THIS COMMITMENT LIES WITHIN THE BOUNDARIES OF COOK COUNTY, ILLINOIS, AND IS SUBJECT TO THE PREDATORY LENDING DATABASE PROGRAM (765 ILCS 77/70 ET SEQ). EFFECTIVE JULY 1, 2008, VALID CERTIFICATES OF COMPLIANCE OR EXEMPTION ISSUED IN CONFORMITY WITH THE ACT MUST BE OBTAINED AT TIME OF CLOSING IN ORDER TO RECORD ANY MORTGAGE. FOR ADDITIONAL INFORMATION, GO TO WWW.IDFPR.COM, THE DIVISION OF BANKING.

Commitment For Title Insurance

issued by



First American Title Insurance Company

TORRENS

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Corporation)

3530022

18M 1 2
R.O. 3

THE GRANTOR: Dominick Mazzoni, a widower, an undivided 6.5%
Paul Mazzoni, a widower, an undivided 5%
Fred Mazzoni, a bachelor, an undivided 12.75%
Harry Mazzoni, a widower, and undivided 9%
Harry Mazzoni and Fred Mazzoni, as trustees for
Bruno Mazzoni, an undivided 9%
Bruno Mazzoni, a bachelor, an undivided 3.75%

of the City of Chicago, County of Cook State of Illinois
for and in consideration of Ten and 00/100 (\$10.00)
DOLLARS,

In hand paid, CONVEY and
WARRANT to

Cragin Federal Savings and Loan Association

a corporation created and existing under and by virtue of the laws
of the State of Illinois having its principal office at the
following address 5209 W. Fullerton, Chicago, IL

the following described Real
Estate situated in the County of Cook
in the State of Illinois, to wit:

Lot 11 and Lot 12 in Gorski's Resubdivision of Lot 94
and the vacated alley lying East of and adjoining said
Lot 94, all in Atkinson's Subdivision of Lots 3, 4 and
5 in Voss' Partition of 80 acres West of and adjoining
the East 40 acres of the South 1/4 of Section 20,
Township 40 North, Range 13, East of the Third
Principal Meridian, and of Lots 1, 2, 3, 9, 10, and 11,
in Owner's partition of Lots 6, 7, 8, 9 and 10 of Voss'
Partition aforesaid, in Cook County, Illinois.

Permanent Tax Number: 10-20-432-041
Commonly Known As: 5742-44 West Belmont
Chicago, Illinois

hereby releasing and waiving all rights under and by virtue of the
Homestead Exemption Laws of the State of Illinois.

DATED this 8 day of July, 1986

PLEASE PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

<u>Dominick Mazzoni</u> (SEAL)	<u>Bruno Mazzoni</u> (SEAL)
<u>Paul Mazzoni</u>	<u>Bruno Mazzoni</u>
<u>Fred Mazzoni</u> (SEAL)	<u>Harry Mazzoni</u> (SEAL)
<u>Fred Mazzoni</u>	<u>Harry Mazzoni</u>
<u>Fred Mazzoni</u> (SEAL)	<u>Harry Mazzoni</u> (SEAL)
<u>Fred Mazzoni</u>	<u>Harry Mazzoni</u>
<u>Paul Mazzoni</u> (SEAL)	(SEAL)
<u>Paul Mazzoni</u>	

110375073

3530022

Notary Public in and for this County, in and for the
aforesaid, DO HEREBY CERTIFY THAT

Dominic Mazzoni, Fred Mazzoni, Harry Mazzoni,
Bruno Mazzoni and Paul Mazzoni



personally known to me to be the same person,
whose name is subscribed to the foregoing
instrument, appeared before me this day in person,
and acknowledged that they signed, sealed
and delivered the said instrument as such, free
and voluntary act, for the uses and purposes
therein set forth, including the release and waiver
of the right of homestead.

Given under my hand and official seal, this 21st day of
July, 1985.

Commission expires January 30, 1987 Paul A. Kolpak
Notary Public

This instrument was prepared by Paul A. Kolpak, 5475 N. Milwaukee Chicago
(name and address)

MAIL TO: ADDRESS OF PROPERTY:
Paul A. Kolpak 5742-44 N. Belmont, Chicago, IL 60634
name
5475 N. Milwaukee
address
Chicago, IL 60630
City, State and Zip

The above address is for statistical
purposes only and is not a part of
this deed.

SEND SUBSEQUENT TAX BILLS TO:

CRP INC - FEDERAL SAVINGS
NAME
5200 W. Fullerton, Chicago, IL
ADDRESS 60632

MAIL TO
GIPSY DANCY LTD.
SUITE 919
111 W. WASHINGTON
CHICAGO, IL 60602

0550022

1 TITLE DESCRIPTION

LOT 11 AND LOT 12 IN GORSKI'S RESUBDIVISION OF LOT 94 AND THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 94, ALL IN ATKINSON'S SUBDIVISION OF LOTS 3, 4 AND 5 IN VOSS' PARTITION OF 80 ACRES WEST OF AND ADJOINING THE EAST 40 ACRES OF THE SOUTH 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 1, 2, 3, 9, 10 AND 11, IN OWNERS PARTITION OF LOTS 6, 7, 8, 9 AND 10 OF VOSS' PARTITION AFORESAID, IN COOK COUNTY, ILLINOIS.

The land described in this survey is the same as that described in First American Title Insurance Company's Commitment No. NCS-401470-11L-ATL with an effective date of June 9, 2009.

2 TITLE INFORMATION

The Title Description and the Schedule B items hereon are from First American Title Insurance Company Commitment No. NCS-401470-11L-ATL, dated June 9, 2009.

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

NO EASEMENTS LISTED

4 SURVEYOR CERTIFICATION

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1 (except in states that require record monument platting), 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), 13, 14, 19 (a) (to the extent possible, graphically depict on survey drawing the zoning setback lines), 19(b) (observable evidence of earth moving work, building construction or building additions within recent months), and 19(d) (observable evidence of site use as a solid waste dump, sump or sanitary landfill) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date:

PRELIMINARY

Randy J. Kolehouse
Registration No. 2986
Expires November 30, 2010

KEY TO ALTA-SURVEY

1 TITLE DESCRIPTION

2 TITLE INFORMATION

3 SCHEDULE "B" ITEMS

4 SURVEYOR CERTIFICATION

5 FLOOD INFORMATION

6 CEMETERY

7 POSSIBLE ENCROACHMENTS

8 ZONING INFORMATION

9 LEGEND

10 BASIS OF BEARING

11 SURVEYOR'S NOTES

12 PARKING INFORMATION

13 LAND AREA

14 BUILDING AREA

15 BUILDING HEIGHT

16 VICINITY MAP

17 SCALE

18 CLIENT INFORMATION BOX

19 SURVEY DRAWING

15 BUILDING HEIGHT

BLDG HEIGHT: 13.1'±

14 BUILDING AREA

5,915
SQUARE FEET

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, MAP NO. 17031X0385J WHICH BEARS AN EFFECTIVE DATE OF AUGUST 19, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THIS FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE X (UNSHADED) DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

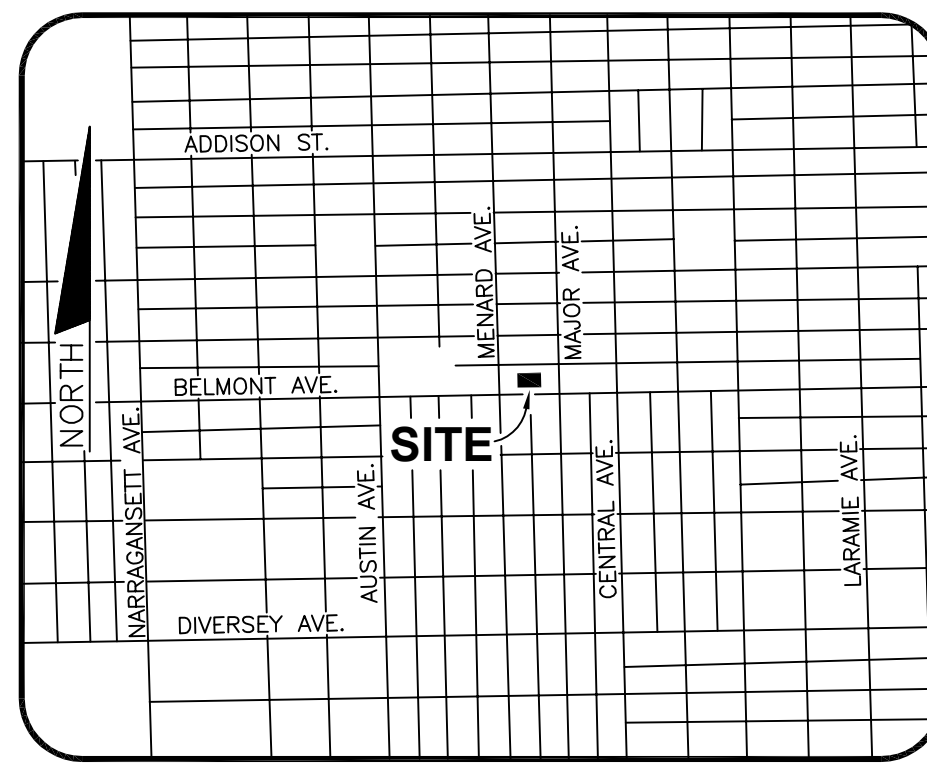
12 PARKING INFORMATION

NO PARKING
SPACES ON THE
SUBJECT PROPERTY

13 LAND AREA

6,283 SQUARE FEET
(0.14 ACRES)±

16 VICINITY MAP



NOT TO SCALE

17 SCALE

0 10 20 30 40
SCALE: 1"=20'

9 LEGEND

- SET IRON ROD (I.R.)
- FOUND "X" CUT
- WATER SHUTOFF
- HAND HOLE
- CONCRETE (N.T.S.)
- NOT TO SCALE
- OVERHEAD ELECTRIC LINES
- OVERHEAD TELEPHONE LINES
- OVERHEAD CABLE TV LINES
- PROPERTY LINE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RECORD DIMENSION
- MEASURED DIMENSION
- LIGHT POLE
- POWER POLE
- GAS VALVE
- SIGN

8 ZONING INFORMATION

SITE RESTRICTIONS:
ZONED: B3-1 (COMMUNITY SHOPPING)
CITY OF CHICAGO
DEPARTMENT OF ZONING (312)744-5777

SETBACKS
FRONT - NONE
SIDE - NONE
REAR - NONE

MAX. FLOOR AREA RATIO - 1.2

HEIGHT - 38'

PARKING REQUIREMENT:
NONE FOR FIRST 4,000 SQ. FT.;
2 SPACES PER ADDITIONAL 1,000 SQ. FT.

10 BASIS OF BEARING

There are no bearings shown on Gorski's Resubdivision of Lot 94; bearings are based on an assumed bearing of due West for the North line of Belmont Avenue

11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- The property surveyed and shown is the same property as described in the referenced title commitment.
- There are no changes in street right of way lines either completed or proposed.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitude's, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

7 POSSIBLE ENCROACHMENTS

Building line encroaches onto parcel to east (0.1')

Surveyor Title Block

Williams & Works
engineers · planners · surveyors

616.224.1500 phone · 616.224.1501 facsimile
549 Ottawa Ave NW · Grand Rapids, MI 49503