

NEAR NORTH NATIONAL TITLE LLC

WWW.NNNT.COM

222 N. LASALLE STREET
CHICAGO, ILLINOIS 60601

312/419.3900
FAX 312/419.0569

ALTA LOAN AND EXTENDED COVERAGE POLICY STATEMENT

Commitment No: _____ Date: _____

With respect to the land described in the above commitment number, the signatories herein make the following statements for the purpose of inducing Near North National Title LLC ("Issuing Agent") as agent for the policy issuing Title Insurance Company ("Issuing Company") hereinafter collectively referred to as "the Company" to issue the subject title policies.

STATEMENT OF SELLER(S) AND PURCHASER(S)

The seller(s) and purchaser(s) certify that, to the best of their knowledge and belief:

- 1) No contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattles that have or are to become attached to the land or any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and satisfied;
- 2) No unrecorded leases to which the land may be subject are for more than a three-year term or contain an option to purchase, right of renewal or other unusual provisions;
- 3) That there are no unrecorded contracts, deeds, mortgages, leases or options affecting the subject property, except as follows:

- 4) That the only occupants of the subject property are the sellers or purchasers. (If other than sellers or purchasers, give names and interest held)

- 5) That all management fees and brokerage commissions, if any, are fully paid, except the following:

STATEMENT OF MORTGAGOR(S)

The mortgagor(s) (if any) certifies that the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto by the mortgagor or the mortgagor's heirs, personal representative or assigns.

INDIVIDUALS/BENEFICIARIES OF TRUSTS

Seller(s)

(Seal)
(Seal)

INDIVIDUALS/BENEFICIARIES OF TRUSTS

Purchaser(s)

(Seal)
(Seal)

Corporations

In Witness Whereof, _____
has caused these presents to be signed by its _____
President and attested by its _____ Secretary
its corporate seal on the above date.

By: _____
Its: _____ President
ATTEST: _____
Its: _____ Secretary

Corporations

In Witness Whereof, _____
has caused these presents to be signed by its _____
President and attested by its _____ Secretary under
under its corporate seal on the above date.

By: _____
Its: _____ President
ATTEST: _____
Its: _____ Secretary

Lender's Disbursement Statement

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment number were fully disbursed to or on the order of the mortgagor on _____; and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land.

Dated _____ Signature _____

AFFIDAVIT IN LIEU OF SURVEY/AFFIDAVIT OF NO NEW IMPROVEMENTS

The undersigned owners of record and sellers as described in Near North National Title LLC File No. _____, being first duly sworn, deposed and say:

PLEASE CHECK FOR AFFIDAVIT IN LIEU OF SURVEY

That we did not receive any survey at the time we purchased the property, nor have we subsequently obtained a survey, or if we did receive a survey we are now unable to locate it. In addition, we have been advised by our lender that they do not have a survey in their files; OR

PLEASE CHECK FOR AFFIDAVIT OF NO NEW IMPROVEMENTS

That there have been no new improvements made to the property commonly known as _____ since the survey of said property dated _____ and issued by _____, which is attached hereto was made;

AND, to the best of our knowledge, we certify that the improvements (house, garage, outbuildings, fences, etc.) on the subject property are within the boundary lines, easement lines, and set back lines, if any, of said property, and that there are no encroachments (house, garage, outbuildings, fences, walkways, driveways, eaves, drains, etc.) of improvements on adjoining property onto the subject property, and that we know of no assertion being made by any adjoining property owner, nor by us against any adjoining property owner, as to the location of boundary lines or disputes as to occupancy of any portions of our property or their property. (Use space below to explain any disputes.)

This affidavit is given to Near North National Title LLC ("Issuing Agent") as agent for the policy issuing Title Insurance Company ("Issuing Company") hereinafter collectively referred to as "the Company" as an inducement to issue extended coverage on the proposed Owner's and Loan Policies over questions of survey, encroachments, and easements not shown of record.

Subscribed and sworn to before me Date: _____
this _____ day of _____

(Notary Public)