

**ALTA Commitment Form**

**COMMITMENT FOR TITLE INSURANCE**

Issued by

***First American Title Insurance Company***

First American Title Insurance Company, a Puerto Rico corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 90 days after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, First American Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

*First American Title Insurance Company*

BY *Curt B. Johnson* PRESIDENT

ATTEST *Marilyn Kelly* SECRETARY



*[Handwritten signature]*

By: Authorized Signatory

**CONDITIONS**

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.

## COMMITMENT FOR TITLE INSURANCE FORM

### SCHEDULE A

1. Effective Date: April 04, 2008 at 7:30 a.m.
  
2. Policy or Policies to be issued: Amount
  - a. ALTA Std Owner Policy 1402.06 (2006) \$10,000.00  
  
Proposed Insured:  
To Be Determined
  
  - b. ALTA Short Form Res Loan Policy (2006) \$0.00  
  
Proposed Insured:  
, its successors and assigns as their interests may appear
  
3. The estate or interest in the Land described or referred to in this Commitment is:  
  
Fee Simple
  
4. Title to the estate or interest in the Land is at the Effective Date vested in:  
  
U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-CW1.
  
5. The Land referred to in this Commitment is described as follows:  
  
Real property in the City of Chicago, County of Cook, State of Illinois, described as follows:  
  
UNIT 3127-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 3127-3131 NORTH WESTERN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION WITH A SURVEY ATTACHED AS AN EXHIBIT TO THE DECLARATION RECORDED ON SEPTEMBER 28, 2005 AS DOCUMENT NUMBER 0527116073, AND CERTIFICATE OF ERROR RECORDED ON OCTOBER 12, 2005 AS DOCUMENT NUMBER 0528532121, AND DESCRIBED AS FOLLOWS:  
LOTS 42, 43, AND 44 IN BLOCK 12 IN CLYBOURN AVENUE ADDITION TO LAKE VIEW AND CHICAGO BEING A SUBDIVISION OF WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS EXCEPT THEREFROM THAT PART OF LOTS 42, 43 AND 44 AFORESAID LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 30 CONVEYED TO THE CITY OF CHICAGO BY QUILT DEED RECORDED JUNE 15, 1928 AS DOCUMENT NUMBER 10058089 IN COOK COUNTY, ILLINOIS.  
  
APN: 14-30-101-038-1001 Vol. 0491

**COMMITMENT FOR TITLE INSURANCE FORM**  
**SCHEDULE B**  
**SECTION ONE**  
**REQUIREMENTS**

The following requirements must be met:

**COMMITMENT FOR TITLE INSURANCE FORM****SCHEDULE B****SECTION TWO****EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. General taxes and assessments for the year 2007 2nd Installment, 2008 and subsequent years which are not yet due and payable.

Tax identification no.: 14-30-101-038-1001 Vol. 0491

**Note for informational purposes 2007 taxes:**

1st Installment in the amount of \$2,529.98 with a status of PAID. (Due Date 03/04/2008)

2nd Installment in the amount of \$UNKNOWN with a 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.

7. Right of any interested party by motion, appeal or any other direct proceeding, to have set aside, modified or reversed, within the time allowed by law, the judgment or decree entered in Case 07CH00428 in the Circuit Court of Cook County, Illinois .

Note: the above noted exception will be waived upon the conveyance to a bona fide purchaser.

8. Claim for water and sewer services lien in the amount of \$1,432.77 plus statutory interest recorded April 25, 2007 as document 0711505175 by City of Chicago Department of Water Management against subject property.
9. Note: Our policy when issued will not insure against loss or damage which the insured would sustain by reason of the fact that all charges due to the municipality are not paid to the date of the policy. Such loss or damage includes, but is not limited to, the inability to obtain water and sewer service and municipal revenue stamps was shown as a subparagraph to a mobile home tax lien.
10. Upon a conveyance or mortgage of the property in question, a statement from the Secretary of the Board of Managers that there are no unpaid assessments arising by reason of the nonpayment of common expenses should be furnished.

Note: Such statement should cover the recording date of the mortgage or if title is to be conveyed, the date of the deed, whichever is later.

11. In the event of a sale, lease, devise, gift or other conveyance of the subject property we should be furnished with a written statement from the secretary of the board of managers stating that the right of first refusal provisions of the declaration have been complied with by the board of managers.
12. 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 at [www.firstam.com/title-il](http://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 . The responsibility for which, by ordinance, would be the buyer and \$1.50 per \$500.00, seller . The representative tax stamps must be affixed prior to closing.
13. The Standard Exceptions 1 through 6 will be deleted from our Policy upon review and acceptance of the following:
  - a.) A properly executed ALTA 2006 Loan and Extended Coverage Statement.
14. Provisions, conditions, covenants, restrictions, options, assessments, and easements as created by the Declaration of Condominium recorded September 28, 2005 as document 0527116073 and any amendments thereto.

Provisions, conditions and limitations as created by the Condominium Property Act.



# First American

## PRIVACY POLICY

### **We Are Committed to Safeguarding Customer Information**

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

### **Applicability**

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at [www.firstam.com](http://www.firstam.com).

### **Types of Information**

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

### **Use of Information**

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

### **Former Customers**

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

### **Confidentiality and Security**

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

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