

UNOFFICIAL COPY

VOLUME 2532 PAGE 243
CERTIFICATE NO 1261525
OWNER GERALD C. KUSEK, ET UX.

MAY 2 1977

00489094

CERTIFICATE OF TITLE

Date Of First Registration



JULY NINTH (9th), 1918
TRANSFERRED FROM CERTIFICATE NO 1173207
ETS

STATE OF ILLINOIS }
COOK COUNTY } S.S.

I Sidney R. Olsen Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

GERALD C. KUSEK AND KAREN R. KUSEK
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the VILLAGE OF SCHAUMBURG County of COOK and State of ILLINOIS
ARE the owners of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

LOT TWO HUNDRED FOUR------(204)

In Sheffield Manor - Unit One, being a subdivision of part of the West Half (1/2) of the the South East Quarter (1/4) of Section 18, Township 41 North, Range 10 East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on December 3, 1971, as Document Number 2596883.

07-18-403-204 Cit.

Subject to the Estates, Easements, Incumbrances and Charges noted on the following memorials page of this Certificate.

Witness My hand and Official Seal

this TWENTY FIRST (21st) day of JANUARY A. D. 1977

Sidney R. Olsen
Registrar of Titles, Cook County, Illinois.

UNOFFICIAL COPY

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO. NATURE AND TERMS OF DOCUMENT DATE OF DOCUMENT DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR SIGNATURE OF REGISTRAR

237377-77

General Taxes for the year 1976. Subject to General Taxes levied in the year 1977. Subject to easements for public utilities, as shown on Plat registered as Document Number 2596883; and subject to reservation and grant of easements as set forth in said Plat, to Illinois Bell Telephone Company and Commonwealth Edison Company and the Village of Schaumburg, and their respective successors and assigns, for the purpose of serving the subdivision aforesaid and other property with telephone, electric, sewer and water service; and subject to all rights granted in said Plat (contains provision that no permanent buildings shall be placed on said easement). For particulars see Document.

Declaration by Levitt and Sons, Incorporated, a Delaware Corporation, (herein referred to as "Developer"), declaring that all lots, pieces, tracts or parcels in "Sheffield Manors-Unit One" aforesaid (herein called "The Properties") shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") herein set forth, as to use of said property, and as to type, size, height, location, use, etc., of buildings to be erected, altered or placed thereon (with provision for architectural controls as to buildings, fences or other structures erected or maintained on said property, all as more particularly set forth herein); contains provision relative to incorporation of a not-for-profit Association, with the powers of maintaining and administering and enforcing the covenants and restrictions and levying, collecting and disbursing the assessments and charges herein created; provides for party walls and easements therefor, and contains provisions relative to the use, maintenance, repair and replacement thereof; sets forth property rights in Common Areas described herein and reserves and declares easements as more particularly described herein, for sewer, water, gas and drainage facilities with right of access thereto, and easements for ingress and egress for the purpose of maintaining lawns, trees, shrubs, etc., all of which easements are reserved to the Developer, its successors and assigns, and which shall be perpetual in duration and run with and bind forever the land and the owner thereof, itself, his self, themselves and their heirs, successors and assigns; also contains provision that if Developer, its successors and assigns, should develop additional Lands within the area set forth on Exhibit C attached hereto and forming a part hereof; such additional Lands may be annexed to The Properties as more fully set forth herein; said covenants and restrictions to run with the land and to inure to the benefit of and be enforceable by the Association, or the Owner of any Land subject to this Declaration, their respective legal representatives, heirs, successors, and assigns, until December 31, 2001, contains provision for automatic extension and provision for amendment. For particulars see Document. (Affects foregoing premises and other property).

Henry R. Olsen
Henry R. Olsen

1000-000

Henry R. Olsen

2596889
In Duplicate

Mortgage from Gerald C. Kusek and Karen R. Kusek to Great American Federal Savings and Loan Association, a corporation of the United States of America to secure their note in the sum of \$24,400.00, payable as therein stated. For particulars see Document.

Oct. 15, 1971

Dec 3, 1971 2:53PM

Henry R. Olsen

2912887

Mortgagee's Duplicate Certificate 589297 issued 1-21-77 on Mortgage 2912887.

Dec 16, 1976

Dec 22, 1976 10:14AM

Henry R. Olsen
Henry R. Olsen

3666121 149-87

237377-87
In Duplicate

General Taxes for the year 1986, 1st installment paid, 2nd installment not paid. Subject to General Taxes Levied in the year 1987. Restated Declaration made by Sheffield Manor Association and Sheffield Manor Condominium Association on behalf of all the owners of dwelling units, for the Townhome Community Area, Condominium Community Area, SMA Community Area, Townhome Units and Condominium Units in Sheffield Manor Units 1, 2 and 3, as more particularly described on Exhibit A attached hereto, restating Declaration registered as Document Number 2596889 pursuant to an agreed order entered in Case No. 83 CH 05140, in the Circuit Court of Cook County, as herein set forth. For particulars see Document.

Nov. 10, 1986

June 9, 1987 2:52PM

Henry R. Olsen
Henry R. Olsen

3624424
237377-87
In Duplicate

Subject to General Taxes Levied in the year 1987. Release Deed in favor of Gerald C. Kusek, et ux. Releases Document Number 2912887.

Nov. 9, 1987 3:58PM

Henry R. Olsen
Henry R. Olsen

3666121

DEPT-04 TORR CERT \$23.00
T#0011 TRAN 9713 06/30/00 10:53:00
#1833 + TB #-00-489094
COOK COUNTY RECORDER