

APPLICATION NO. 16071
DOCUMENT NO. 3008142

UNOFFICIAL COPY



VOLUME 24742 PAGE 204
CERTIFICATE NO. 1234606
OWNER JEANINE M. DROEN

SEP 5 1979
T.C.M.

00537522

CERTIFICATE OF TITLE

4767/0061 14 001 Page 1 of 3
2000-07-19 12:24:37
Cook County Recorder 25.00

Date Of First Registration

NOVEMBER SECOND (2nd), 1925
TRANSFERRED FROM CERTIFICATE NO. 1203731
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

JEANINE M. DROEN
(A Spinster)

of the CITY OF CHICAGO County of COOK and State of ILLINOIS
is the owner of an estate in fee simple, in the following described
Property situated in the County of Cook and State of Illinois, and
Described as Items 1 and 2 as Follows:

DESCRIPTION OF PROPERTY

ITEM 1.

UNIT 2310 as described in survey delineated on and attached to and a part of a Declaration of Condominium
Ownership registered on the 23rd day of November, 1977 as Document Number 2983544

ITEM 2.

An Undivided .108% interest (except the Units delineated and described in said survey) in and to the following
Described Premises:

LOT 4 (excepting therefrom the Northerly 20 feet thereof and excepting therefrom the
Westerly 125 feet and 3/4 inches thereof), Lot 5 (excepting therefrom the Westerly 125 feet and
3/4 inches thereof), Lot 6 (excepting therefrom the Westerly 125 feet and 3/4 inches thereof),
and Lot 7 (excepting therefrom the Westerly 125 feet and 3/4 inches thereof), all in Block 7 in
Hundley's Subdivision of Lots 3 to 21 and 33 to 37, all inclusive, in Pine Grove, being part of
Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, also
that strip of land lying West of the Westerly line of Sheridan Road, according to the Plat
thereof recorded March 5, 1896 as Document Number 2355030 in Book 69 of Plats, Page 41 and
East of the Easterly line of said Lots 5, 6 and 7 and Easterly of said Lot 4 (excepting the
Northerly 20 feet thereof), in Block 7 in Hundley's Subdivision aforesaid and between the
Northerly line extended of said Lot 4 (excepting the Northerly 20 feet thereof) and the
Southerly line of said Lot 7, both lines continued straight to intersect the Westerly line of said
Sheridan Road in Fractional Section 21, Township 40 North, Range 14, East of the Third
Principal Meridian.

14-21-110-090-1545.17

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

Witness My hand and Official Seal

this FOURTH (4th) day of APRIL A. D. 1978

4/4/78 LSK

Sidney R. Olsen
Registrar of Titles Cook County, Illinois

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

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REG						
258926-78 In Duplicate	General Taxes for the year 1977. Subject to General Taxes levied in the year 1978. Grant in favor of Commonwealth Edison Company, an Illinois Corporation, its grantees, lessees, licensees, successors and assigns, a perpetual right, easements, permission and authority to construct, operate, use, maintain, repair, replace, etc., cables, conduit, transformers and other underground equipment including a concrete vault structure for the transmission and distribution of electric energy in and under the Southerly 14 feet 7-1/4 inches of the Easterly 38 feet of the Westerly 55 feet 6 inches of that part of Lot 7 lying Easterly of the Westerly 125 feet and 3/4 inches thereof, in Block 7 in Hundley's Subdivision aforesaid, with the right of ingress to and egress from said premises, and further granting the right to connect its vault drainage system with the drain from said owner's adjacent building, under terms, conditions and agreements herein contained. For particulars see Document.			<i>[Signature]</i>						
1892417	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreements known as Trust Numbers 32680 and 40979, for 3600 Lake Shore Drive, Chicago, Illinois, and the rights, easements, restrictions, agreements, reservations and covenants therein contained. For particulars see Document. (Exhibits A, B, C and D attached).	Oct. 16, 1959	Oct. 2, 1959 11:08AM	<i>[Signature]</i>						
2983544	Subject to possible encroachment of the foundation or sub-surface portion of the three story apartment building located on property Southwest and adjoining foregoing property, as shown in Deed Document Number 3008363. Subject to encroachment of approximately 4 feet of the Commonwealth Edison vault structure onto property Southeast and adjoining foregoing property, as shown in Deed Document Number 3008363. Effect of Notice of Recital contained in Deed registered as Document Number 3008363, as follows: Subject to unrecorded lease dated April 30, 1976 with Oril Dari and Meta Dari for a portion of the first floor of the building located on the property for a term expiring June 30, 1981 (said lease contains an option to renew the term thereof until June 30, 1986). Effect of Notice of Recital contained in Deed registered as Document Number 3008363, as follows: Subject to unrecorded lease dated August 26, 1976 with 3600 Superette, Inc., for a portion of the first floor of the building located on the property, for a term expiring September 30, 1978. Effect of Notice of Recital contained in Deed registered as Document Number 3008363, as follows: Subject to lease and license agreement dated November 30, 1974 and recorded September 2, 1975 as Document Number 23206281, by and between Romanek-Golub & Company and Nichols Enterprises, Inc., for the laundry room located on a portion of the mezzanine level of the building located on the property for a term expiring November 31, 1981.	Sept. 27, 1977	Nov. 23, 1977 9:15AM	<i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i> <i>[Signature]</i>						
In Duplicate	Mortgage from Jeanine M. Droen, to Cragin Federal Savings and Loan Association, a corporation of the United States of America, to secure her note in the sum of \$20,000.00, as herein stated. For particulars see Document. (Legal description attached). (Rider attached).			<i>[Signature]</i>						
3008364	Mortgagee's Duplicate Certificate CANCELLED	Feb. 17, 1978	April 4, 1978 12:11PM	<i>[Signature]</i>						
<i>[Handwritten: 3008364, He ma, 11, Fax 575-284]</i>	<i>[Handwritten: 3909976]</i> <i>[Handwritten: 9-7-90 RP]</i>									
	<table border="1"> <tr> <td>TOP INSTRUMENT</td> <td>DOCUMENT NUMBER</td> <td>DATE OF FILING</td> </tr> <tr> <td>Release</td> <td>3916768</td> <td>10-3-90</td> </tr> </table> <i>[Handwritten: FWD]</i>	TOP INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING	Release	3916768	10-3-90			
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Release	3916768	10-3-90								

Clerk's Office

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CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1234606

Examiner: _____

Date: Oct. 3, 1990

258926-90

Subject to General Taxes levied in the year 1990.

3909976

Warranty Deed in favor of James D. O'Connell and Carole A. O'Connell, his wife, not in tenancy in common, but in joint tenancy. Conveys foregoing premises. Sept. 7, 1990

258926-90

Subject to General Taxes levied in the year 1990.

3916768

Release Deed in favor of Jeanine M. Droen, a spinster. Releases Document Number 3008364. (Legal description attached). (Rider attached). Oct. 3, 1990

RO

RECORDED DOC. # _____

FORM 3002

Hema