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4797/0015 14 001 Page 1 of 3
2000-07-20 12:20:34
Cook County Recorder 25.00

OCT 13 1981
JH C.M.P.

CERTIFICATE OF TITLE

Date Of First Registration
(1) SEPTEMBER TWENTY FOURTH (24th),-----1904
(2) JULY EIGHTEENTH (18th),-----1913



TRANSFERRED FROM CERTIFICATE NO. 1255536

STATE OF ILLINOIS }
COOK COUNTY }

ETS

I Sidney R. Olson Registrar of Titles in

and for said County, in the State aforesaid, do hereby certify that

BRUCE S. BERRY (Married to Lois Berry)----- (As to an Undivided One-Fourth (1/4th) Interest)
LOIS BERRY (Married to Bruce S. Berry)----- (As to an Undivided One-Fourth (1/4th) Interest)
MAX P. BERRY (Married to Bess Berry)----- (As to an Undivided One-Fourth (1/4th) Interest)
BESS BERRY (Married to Max P. Berry)----- (As to an Undivided One-Fourth (1/4th) Interest)

AS TENANTS IN COMMON

of the _____ County of _____ and State of _____
ARE the owners of an estate in fee simple, in the following described
Property situated in the County of Cook and State of Illinois, and
Described as Follows:

DESCRIPTION OF PROPERTY

That part of Unit 403E as said Unit is delineated on Survey attached to and made a part of Declaration of Condominium Ownership registered on the 4th day of December, 1979, as Document Number 3134592 and as amended by First Amendment registered on the 8th day of January, 1980, as Document Number 3139700.

TOGETHER WITH

An Undivided 0.2623% interest in premises hereinafter described (excepting therefrom those Units and parts of Units falling within said premises as said Units are delineated on Survey hereinabove referred to)

Said premises being described as follows: That part of LOT FIFTEEN (15), in Chicago Land Clearance Commission Number Three (hereinafter described) falling within the North Twenty Five (25) feet of the East One Hundred (100) feet of Lot Thirty Nine (39) in Bronson's Addition to Chicago and that part of LOT FIFTEEN (15), in Chicago Land Clearance Commission Number Three (hereinafter described) falling within the South Twenty five (25) feet of the East One Hundred and Fifty Nine (159) feet (except the West Seven (7) feet thereof), of Lot Thirty Seven (37) in Bronson's Addition to Chicago, said Chicago Land Clearance Commission Number Three, being a Consolidation of Lots and parts of Lots and vacated Alleys in Bronson's Addition to Chicago and certain Resubdivisions all in the Northeast Quarter (¼) of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on May 4, 1962, as Document Number 2032004.

17-04-222-062-1056RS.

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 FIFTH (25th) day of FEBRUARY A. D. 1980

2-25-80 LCN

Sidney R. Olson
Registrar of Titles Cook County Illinois

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

263451-80

General Taxes for the year 1979.
Subject to General Taxes levied in the year 1980.

June 27, 1962

June 10, 1964 2:25PM

Sidney

Redevelopment Agreement between Chicago Land Clearance Commission and Carl Sandburg Center No. Two, a Limited Partnership, as Redeveloper, subjecting property described therein to the conditions, provisions, covenants, and agreements therein contained relative to the redevelopment of "Slum and Blighted Area Redevelopment Project North-LaSalle" described therein, in accordance with amended redevelopment plan therefore approved by the Chicago Land Clearance Commission, and by the Administrator, and by the Illinois State Housing Board, and approved by the City Council of the City of Chicago by Ordinance (including said amended Plan) recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 18458881. For particulars see Document. (Attached is Certified Copy of Ordinance by City Council of City of Chicago, approving sale of said property). (Affects Lot 15 aforesaid and other property).

2154318

Subject to all covenants running with the land to be in effect until July 10, 2001, as set forth in Deed registered as Document Number 2154320, that the use of foregoing property will be restricted to the uses specified therein in the Redevelopment Plan approved by Ordinance of the City Council of the City of Chicago (certified Copy of which is recorded in the Office of the Recorder of Deeds of Cook County, as Document Number 18458881) and in the Redevelopment Agreement between Chicago Land Clearance Commission and Carl Sandburg Center No. Two recorded in the Office of the Recorder of Deeds of Cook County, as Document Number 18589341; and that Carl Sandburg Center No. Two (Grantee in said Deed Document Number 2154320) and its successors and assigns shall commence and complete the construction of the improvements to said property within the period of time provided by said Redevelopment Agreement, and that said Grantee and its successors and assigns shall make no change in the said improvements after completion of construction thereof which would constitute a major change in said improvements or in the utilization of the property except with the written approval of the Grantor, or which are not in conformity with the Redevelopment Plan, and as said Plan is amended and extended, and that said Grantee and its successors and assigns, shall devote the property herein described to the uses specified in said Redevelopment Plan, and shall use said property in accordance with the said Plan, and for the purposes specified in said Plan. For particulars see Document Number 2154320.

Sidney

Subject to covenants running with the land as contained in Deed registered as Document Number 2154320, that Carl Sandburg Center No. Two (Grantee in said Deed) and its successors and assigns, shall not effect or execute any agreement, lease, conveyance or other instrument whereby any of the property described herein is restricted either by the Grantee or by any successor in interest of the Grantee, upon the basis of race, religion, color or national origin, in the sale, lease or occupancy thereof and that said Grantee and its successors and assigns shall not discriminate against any person on the basis of race, religion, color or national origin in the sale, lease, or occupancy of the property and the improvements constructed thereon; said covenants to remain in effect without limitation as to time. For particulars see Deed registered as Document Number 2154320.

Sidney

In Duplicate

Regulatory Agreement between Carl Sandburg South, a limited partnership; George H. Dovenmuehle; Arthur Rubloff; Louis R. Solomon; Albert A. Robin; and Stanley L. Goodfriend, General Partners, and their successors, heirs, and assigns, (jointly and severally herein referred to as Owners) and Federal Housing Commissioner, (herein called Commissioner) setting forth agreements by Owners, for themselves, their successors, heirs and assigns, in connection with the mortgaged property, and the project operated thereon and so long as the Contract of Mortgage Insurance continues in effect, and during such further period of time as the Commissioner shall be the owner, holder or reinsurer of the mortgage, or during any time the Commissioner is obligated to insure. Mortgage on the mortgaged property, in consideration of the endorsement for insurance by the Commissioner of the said note or in consideration of the consent of the Commissioner to the transfer of the mortgaged property, and in order to comply with the requirements of the National Housing Act and the Regulations adopted by the Commissioner pursuant thereto. For particulars see Document. (Affects foregoing property and other property).

Sidney

2154322

In Duplicate

Certificate of Completion by Department of Urban Renewal of the City of Chicago, successor in interest to the Chicago Land Clearance Commission, certifying that Carl Sandburg Center No. Two and Carl Sandburg South, its Assignee, have satisfactorily performed their covenants and the duties for the beginning and completion thereof, upon foregoing property and other property. For particulars, see Document.

Sidney

2270264

In Duplicate

Declaration by and among American National Bank and Trust Company of Chicago, under Trust Number 45574, Carl Sandburg Center, an Illinois Limited Partnership, Carl Sandburg South, an Illinois Limited Partnership, Sandburg Schiller, an Illinois Limited Partnership, Carl Sandburg Burton, an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership, declaring easements, covenants, conditions, restrictions, burdens, uses, privileges and charges herein set forth which shall run with the land and be binding upon and inure to the benefit of all parties having or acquiring any right, title or interest therein or any part hereof; Subject to the rights, liabilities and obligations as more specifically set forth herein; also contains provision for supplements to subject additional properties to said covenants, conditions, etc. For particulars see Document. (Exhibits "A" through "L" inclusive attached hereto and made a part hereof). (Affects foregoing property and other property).

Sidney

3085871

In Duplicate

First Amendment executed by American National Bank and Trust Company of Chicago, as Trustee, under Trust Numbers 45574, 46493, 46560 and 46492, Carl Sandburg Center an Illinois Limited Partnership, and Sandburg North, an Illinois Limited Partnership amending certain terms and provision in Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3085871 as herein set forth. For particulars see Document. (Exhibits "A", "B", "C", "D", "E" and "F" attached). (Continental Illinois National Bank and Trust Company of Chicago, consents to said Amendment). (Affects foregoing property and other property).

Sidney

3099737

May 6, 1979

June 22, 1979 4:20PM

Sidney

FORWARD
TO
RIDER

UNOFFICIAL COPY

00541846

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 RE |
|-------------------------|---|------------------|---|--------------------|
| In Duplicate | Second Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45574, 46560, 46492 and 46493, annexing and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3085871, amended by First Amendment registered as Document Number 3099737; also confirming, declaring and creating perpetual easements as herein set forth. For particulars see Document. (Exhibits "A" through "M" inclusive attached). (Continental Illinois National Bank and Trust Company of Chicago, consents to said Amendment). (Affects foregoing property and other property). | Sept. 1, 1979 | Sept. 21, 1979 12:54PM | <i>[Signature]</i> |
| 3120308 | Third Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45574, 46560, 46492 and 46493 amending Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3085871, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3120308, amending Section 3.08 by the addition of Section 3.08 (a) (viii) as herein set forth. For particulars see Document. (Exhibit "A", "B", "C", "D", "E", "F" and "N" attached). (Continental Illinois National Bank and Trust Company of Chicago, consents to said Amendment). (Affects foregoing property and other property). | Sept. 1, 1979 | Sept. 21, 1979 12:54PM | <i>[Signature]</i> |
| 3134591 | Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 46493 for Eliot House Condominium Association, a Not-For-Profit Corporation, and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Continental Illinois National Bank and Trust Company of Chicago, consents to said Declaration). (Certificate of Developer attached). (Exhibits "A", "B", "C" and "D" attached). (Affects foregoing property and other property). | Oct. 1, 1979 | Dec. 4, 1979 1:24PM | <i>[Signature]</i> |
| 3134592 | First Amendment to Declaration of Condominium Ownership, for Eliot House Condominium Association, registered as Document Number 3134592, executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Number 46493, amending said Declaration as herein set forth. For particulars see Document. (Exhibits "A" and "B" attached). (Affects foregoing property and other property). | Nov. 1, 1979 | Dec. 4, 1979 1:24PM | <i>[Signature]</i> |
| 3139700 In Duplicate | Mortgage from Max P. Berry and Bess Berry, Bruce S. Berry and Lois Berry, to Continental Illinois National Bank And Trust Company of Chicago, a corporation, to secure the repayment of the indebtedness evidenced by Note in the principal sum of \$46,500.00, with interest thereon, payable as therein stated, and to secure the performance of the covenants and agreements of Borrower herein contained. For particulars see Document. (Affects foregoing property and other property). (Riders attached). | Jan. 7, 1980 | Jan. 8, 1980 11:09AM | <i>[Signature]</i> |
| 3146834 | Mortgagee's Duplicate Certificate 640809 issued 2-25-80 on Mortgage 3146834. | Dec. 15, 1979 | Feb. 25, 1980 11:20AM | <i>[Signature]</i> |