

No. 4119 ABISACON
o. 2814288

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00542151

CAUTION
All documents in any way affecting the title to the premises described herein must be filed in the Registrar's Office and in order to save recorders and delay kindly follow the legal description on Certificate and by so doing you will help the efficiency of the Torrens System and the public in general.
SIDNEY R. OLSEN
Registrar of Titles

Date Of First Registration
MAY TWENTY SEVENTH (27th), 1912
TRANSFERRED FROM 1188082
CERTIFICATE NO. MT/ST

00542151

4797/0322 14 001 Page 1 of 3
2000-07-20 15:08:26
Cook County Recorder 25.00

ILLINOIS }
COUNTY } ss.

I, SIDNEY R. OLSEN, REGISTRAR OF TITLES IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

HI KAMIN AND VIOLET V. KAMIN
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

OF THE VILLAGE OF GLENVIEW COUNTY OF COOK AND STATE OF ILLINOIS

THE OWNERS OF AN ESTATE IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF COOK AND STATE

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DESCRIPTION OF PROPERTY

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A6J as described in survey delineated on and attached to and a part of Declaration of Condominium Ownership registered on the 16th day of 1974 as Document Number 2768757, TOGETHER WITH A PERCENTAGE OF THE COMMON APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AND AS AMENDED FROM TIME TO TIME.

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THE FOLLOWING DESCRIBED PREMISES LYING BELOW THE ELEVATION OF 732.67 FEET:

A parcel of land in the South Half (1/2) of the Southeast Quarter (1/4) of Section 32, Township 42 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the intersection of the North line of the South Half (1/2) of the Southeast Quarter (1/4) of said Section 32 with the Southwesterly Right of Way line of Milwaukee Avenue as established by Document No. 2492593; thence along the Southwesterly Right of Way line of Milwaukee Avenue, Southeasterly 383.06 feet; thence Westerly parallel to the North line of the South Half (1/2) of the Southeast Quarter (1/4) of said Section 32, 345.06 feet; thence Southerly at right angles to the last described line, 33.16 feet to the point of beginning; thence Westerly parallel to aforesaid North line, 111.04 feet; thence Southerly at right angles to the last described line, 12.40 feet; thence Southwesterly along a line which forms a counter-clockwise angle of 120 degrees with the last described line, 12.40 feet; thence Southeasterly at right angles to the last described line, 111.02 feet; thence Northeasterly at right angles to the last described line, 12.30 feet; thence Southeasterly along a line which forms a counter-clockwise angle of 120 degrees with the last described line, 12.43 feet; thence Northeasterly at right angles to the last described line, 111.03 feet; thence Northwesterly at right angles to the last described line, 12.40 feet; thence Northerly along a line which forms a counter-clockwise angle of 120 degrees with the last described line, 12.39 feet to the point of beginning.

WITH AN UNDIVIDED PERCENTAGE INTEREST IN AND TO GARAGE AREA DESCRIBED IN EXHIBIT B AND DELINEATED ON SURVEY OF DECLARATION OF CONDOMINIUM OWNERSHIP AS EXHIBIT C REGISTERED AS DOCUMENT NUMBER 2768757, AND AS AMENDED TO TIME, WHICH SAID GARAGE AREA IS INCLUDED IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT.

THE FOLLOWING DESCRIBED PREMISES LYING BELOW THE ELEVATION OF 663.51 FEET:

A parcel of land in the South Half (1/2) of the Southeast Quarter (1/4) of Section 32, Township 42 North, Range 12 East of the Third Principal Meridian described as follows: Commencing at the intersection of the North line of the South Half (1/2) of the Southeast Quarter (1/4) of said Section 32 with the Southwesterly Right of Way line of Milwaukee Avenue as established by Document No. 2492593; thence along the Southwesterly Right of Way line of Milwaukee Avenue, Southeasterly 383.06 feet; thence Westerly parallel to the North line of the South Half (1/2) of the Southeast Quarter (1/4) of said Section 32, 467.39 feet; thence Southerly at right angles to the last described line, 52.04 feet to the point of beginning; thence Westerly parallel to aforesaid North line, 177.91 feet; thence Southwesterly along a line which forms a clockwise angle of 120 degrees with the last described line, 137.73 feet; thence Southeasterly at right angles to the last described line, 36.07 feet; thence Northeasterly at right angles to the last described line, 13.15 feet; thence Easterly parallel to aforesaid North line, 239.60 feet; thence Southeasterly along a line which forms a counter-clockwise angle of 120 degrees with the last described line, 13.41 feet; thence Northeasterly along a line at right angles to the last described line, 36.09 feet; thence Northwesterly along a line at right angles to the last described line 137.90 feet to the point of beginning.

04-32-402 - 027-1036

[Handwritten signature]

THE ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES NOTED ON THIS CERTIFICATE.

HAND AND OFFICIAL SEAL THIS TWENTIETH (20th) DAY OF JUNE A. D. 1975

6-20-75 DAS

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
247659-75	General Taxes for the year 1974. Subject to General Taxes levied in the year 1975. Grant in favor of Central Telephone Company of Illinois and Commonwealth Edison Company, their successors and assigns, of an easement for public utility purposes to install their respective electric facilities and communication facilities, in and upon part of foregoing premises more particularly described herein as approved by the Owners architect or representative; subject to the covenants, rights and agreements set forth herein. For particulars see Document.			<i>Sidney</i>
2704830 In Duplicate	Grant in favor of Commonwealth Edison Company, and Illinois Bell Telephone Company, their successors and assigns, of an easement for public utility purposes, to install their respective electric facilities and communication facilities in and upon part of foregoing premises approximately as shown on Exhibit A attached hereto, and approximately as shown on such drawings as may hereafter be submitted by Electric Company or Telephone Company and approved by Owner or Owner's architect or representative, subject to the terms, responsibilities, covenants and agreements herein set forth. For particulars see Document. (Trustee's Rider attached hereto and made a part hereof). (The First National Bank of Chicago hereby consents to said Grant).	June 7, 1973	July 18, 1973 11:28AM	<i>Sidney</i>
2734877 In Duplicate	Declaration by La Salle National Bank, as Trustee under Trust Number 44885, and Birnloew Development Corporation, an Illinois corporation, as Developer, declaring that all easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges which are granted, created, reserved or declared by this Declaration, shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any person having at any time, any interest or estate in premises, and their respective heirs, successors, personal representatives or assigns. (The First National Bank of Chicago consents to said Declaration). For particulars see Document. (Affects part of foregoing property and other property).	Dec. 11, 1973	Jan. 9, 1974 12:57PM	<i>Sidney</i>
2754081 In Duplicate	Supplemental Declaration by LaSalle National Bank, as Trustee under Trust No. 44885, and Birnloew Development Corporation, an Illinois corporation, subjecting additional property described herein, to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 2754081. For particulars see Document. (First National Bank of Chicago consents to said Declaration). (Exhibits B and C attached).	May 22, 1974	May 23, 1974 3:50PM	<i>Sidney</i>
2768756 In Duplicate	Declaration of Condominium Ownership and the rights, easements, restrictions, agreements, reservations and covenants therein contained, reserving the right to amend this Declaration from time to time to accomplish a shifting of the Common Elements as a result of adding additional real property to the Condominium. For particulars see Document. (Exculpatory provisions incorporated herein). (The First National Bank of Chicago consents to said Declaration). Provides for future developments.	Aug. 1, 1974	Aug. 16, 1974 11:50AM	<i>Sidney</i>
2768757	Subcontractor's Notice and Claim for Lien by Industrial Steel Construction, Inc. against Birnkrant Construction Co., contractor and La Salle National Bank, as Trustee under Trust No. 44885, filed in the Registrar's Office of CCI, to furnish labor and materials for erection of structural steel bar joists, fencing and miscellaneous iron, in the amount of \$250,000.00. For particulars see Document. (Legal description rider attached) (Affects foregoing property and other property)	July 1, 1974	Aug. 16, 1974 11:50AM	<i>Sidney</i>
2792641	Notice of Subcontractors Claim for Lien by Hoffman Decorating Company, employed by Birnloew Development Co. to Registrar of Cook County, Filed in the Registrar's Office of CCI, to furnish labor and materials as a painting contractor in the amount of \$35,577.62. (Legal description rider attached)		Jan. 24, 1975 4:52PM	<i>Sidney</i>
2801550	Lis Pendens Notice entered in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, Case No. 75 CH 2508 entitled Industrial Steel Construction Inc., an Illinois Corporation vs-LaSalle National Bank, not individually, but as T/T under Trust 44885, et al., dated April 15, 1975. For particulars see Document. (Legal description attached). (Original registered as Document Number 2811546). (Affects foregoing property and other property)		Apr. 4, 1975 4:48PM	<i>Sidney</i>
2811638			June 6, 1975 11:15AM	<i>Sidney</i>

FORWARD
TO RIDER

FORWARD
TO RIDER

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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 REGISTERED PARTY
In Duplicate	Mortgage from Hi Kamin and Violet V. Kamin, to Cook County Federal Savings and Loan Association, a corporation of the United States of America, to secure their note in the principal sum of \$19,300.00, payable as therein stated. For particulars see Document.			
2814289	Mortgagee's Duplicate Certificate 562872 issued 6-20-75 on Mortgage 2814289 Affidavit by David L. Passman, attorney for LaSalle National Bank, as Trustee, Trust Number 44885. Cancels Notice of Subcontractors Claim for Lien, registered as Document Number 2801550. (Original filed as Doc. No. 2820338). (Exhibits "A", "B" and "C" attached).	June 19, 1975	June 20, 1975 11:05AM	<i>Sidney</i>
2820344			July 24, 1975 12:53PM	<i>Sidney</i>
2846914-247659-76	Dismissal Order entered in the Circuit Court of Cook County, Illinois, Case No. 75 CH 2508, entitled Industrial Steel Construction, Inc., an Illinois Corporation-vs-LaSalle National Bank, as Trustee, Trust Number 44885, etc., et al., ordering and decreeing that Claim for Lien registered as document number 2792641, is null and void. (Also Cancels Document Number 2811638 shown supra). (Original filed as Document Number 2841060 on Certificate Number 1188076). (Legal description rider attached). (Affects foregoing property and other property).		Dec. 17, 1975 2:55PM	<i>Sidney</i>
In Duplicate	General Taxes for the year 1975. Subject to General Taxes levied in the year 1976.			
2856855	Amendment to Declaration of Condominium Ownership for Triumvera Towers Condominium, by LaSalle National Bank, as Trustee under Trust Number 44885 (the "Trustee"), Birnloew Development Corporation, an Illinois corporation (the "Developer"), and the Unit Owners whose names are subscribed hereto (the "Consenting Unit Owners"), amending the Declaration of Condominium Ownership as herein set forth. Attached hereto is Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Triumvera, by LaSalle National Bank, as Trustee, under Trust Number 44885 (the "Trustee"), Birnloew Development Corporation, an Illinois corporation (the "Developer"), and the Owners whose names are subscribed hereto (the "Consenting Owners") amending said Declaration as herein set forth. For particulars see Document. (Exhibit "A" Legal description attached). (Affidavit of no United States Tax Lien attached to Deeds Document Numbers 2817493 and 2829690). (Affects foregoing property and other property). No. 11, 1975		Feb. 27, 1976 3:40PM	<i>Sidney</i>

Property Clerk's Office

(17) *Le DW*