

UNOFFICIAL COPY

MAY 24 1976
K.K.

00594243

CERTIFICATE OF TITLE

Date Of First Registration



JANUARY EIGHTH (8th), 1925
TRANSFERRED FROM 1237630
CERTIFICATE NO. ETS

STATE OF ILLINOIS)
COOK COUNTY) ss.

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

ROBERT S. CRAIG AND RUBY I. CRAIG
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the VILLAGE OF MOUNT PROSPECT 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

PARCEL 86:

The North 27.90 feet of the South 204.28 feet of the West 38.21 feet of the East 971.35 feet, together with the North 17.42 feet of the South 193.85 feet of the West 40.77 feet of the East 933.14 feet, all as measured along and perpendicular to the South line, of the Northwest Quarter (¼) of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian.

02-12-102-030

DEPT-04 TORR CERT \$23.00
TRAN 9729 08/04/00 12:39:00
#2550 # TB #-00-594243
COOK COUNTY RECORDER

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

Witness My hand and Official Seal

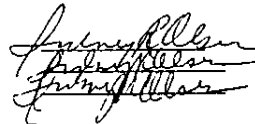
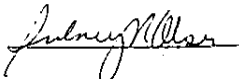
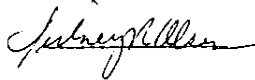


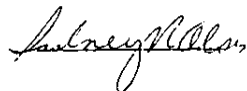
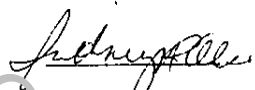
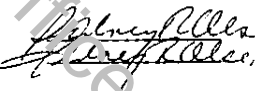
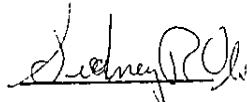
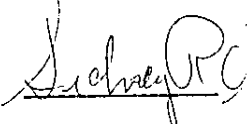
this ELEVENTH (11th) day of MAY A. D. 1976

5-11-76 LCN

Sidney R. Olsen

Registrar of Titles, Cook County, Illinois.

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						
251963-76	<p>General Taxes for the year 1974, 1st installment paid, 2nd installment paid on account, \$3022.14, Balance \$9110.91, not paid; C of E #06527; OBJ #455.</p> <p>General Taxes for the year 1975.</p> <p>Subject to General Taxes levied in the year 1976.</p> <p>Subject to condition contained in Deed registered as Document Number 2507393, that no more than 144 three-story apartment units and no more than 72 two-story garden apartment Units shall be erected on premises described in said Deed, and in the event of a violation of this covenant, title to the property subject to said conveyance shall revert to the LaSalle National Bank, as Trustee, under Trust Number 38740 Grantor in said Deed. For particulars see Document.</p> <p>Subject to covenant running with the land to the effect that no more than 144 three-story apartment Units and no more than 72 two-story garden apartment units shall be erected on the property described in Deed registered as Document Number 2507394, and in the event of violation thereof there shall be a reverter, as shown in Deed registered as Document Number 2507394. For particulars see Document.</p>			  						
In Duplicate	<p>Declaration by American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 29754, the owner of foregoing premises and other property, declaring that said premises shall be held, sold and conveyed subject to the Easements, covenants and restrictions set forth herein, all of which are for the sole purpose of enhancing and protecting the value and attractiveness of the entire Development Parcel and shall be binding on all parties having or acquiring any right, title or interest therein and shall inure to the benefit of the owners thereof. (Randville Estates Recreation Association, Inc., By-Laws attached as Exhibit "C"). For particulars see Document.</p>			<p>(Consent and subordination by Avondale Savings and Association affixed here)</p> 						
2657771 In Duplicate	<p>Declaration of Protective Covenants by Wheeling Trust and Savings Bank, as Trustee, Trust Number 74-296 (herein referred to as "Trustee") and Cunningham Courts Townhomes, Inc. (herein referred to as "Developer") jointly referred to as "Declarant" declaring covenants, restrictions, easements, charges and liens on premises described in Exhibit "A" attached hereto and made a part hereof; easements described herein shall run with the land and shall inure to the benefit of and be binding on the Declarant, its successors and assigns, etc., said covenants and restrictions shall run with the land for a term of 20 years from November 4, 1975, after which time they shall be automatically extended for successive periods of 10 years; subject to the rights of the Association, herein called Cunningham Courts Homeowners Association, an Illinois not-for-profit corporation; also contains provision for amendments to subject additional properties to said covenants, restrictions, etc. For particulars see Document. (Exhibits "A" and "B" attached hereto and made a part hereof)</p>	Oct. 19, 1972	Oct. 31, 1972 3:37PM							
2838965	<p>Addendum to Declaration of Protective Covenants by Wheeling Trust and Savings Bank, as Trustee, under Trust No. 74-296, herein referred to as "Trustee" and Cunningham Courts Townhomes, Inc., herein referred to as "Developer" and jointly referred to as "Declarant" wherein the parties hereby declare that the Declaration of Protective Covenants registered as Document Number 2838965 be specifically amended and modified in accordance with the terms and conditions herein set forth and said parties grant an easement for ingress and egress to and from public roads upon, over and along the property described herein, under provisions and reservations herein contained. For particulars see Document. (Consented to and approved by First Charter Service Corporation.) (Affects foregoing premises and other property.) (Attached is direction to register Document Number 2853113 on Certificate Number 1229269.)</p>	Oct. 27, 1975	Nov. 4, 1975 3:18PM							
2853113 In Duplicate	<p>Mortgage from Robert S. Craig and Ruby I. Craig, to Unity Savings Association, a Corporation, to secure their note in the sum of \$41,600.00, payable as therein stated. For particulars see Document. (Legal rider attached).</p>	Nov. 26, 1975	Feb. 2, 1976 9:3 AM							
2867509	<p>Mortgagee's Duplicate Certificate 574690 issued 5-4-76 on Mortgage 2867509.</p>	Apr. 20, 1976	May 4, 1976 11:48AM							
2900237	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">KIND OF INSTRUMENT</td> <td style="width: 30%;">DOCUMENT NUMBER</td> <td style="width: 45%;">DATE OF FILING</td> </tr> <tr> <td>Amend-Grant</td> <td>2900237-238</td> <td>10/15/76 R.M.</td> </tr> </table> <p>Amendment by owners and mortgagees of premises encompassed by and subordinate to Randville Estates Declaration of Easements, Covenants and Restrictions registered as Document Number 2657771, wherein parties amend said Declaration as herein set forth. For particulars see Document. (Exhibit "A" and "B" attached). (Exoneration rider attached and incorporated herein). (Cancels Document Number 2657771, shown supra).</p>	KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING	Amend-Grant	2900237-238	10/15/76 R.M.	July, 1976	Oct. 15, 1976 3:46PM	
KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING								
Amend-Grant	2900237-238	10/15/76 R.M.								
2900238	<p>Grant of Easement by owners and mortgagees of premises described in Exhibit "A" (herein referred to as "Grantor") and Wheeling Trust and Savings Bank, as Trustee, Trust Number 74296, Cunningham Courts Townhomes, Inc., an Illinois corporation and other individuals and entities holding an interest in property described in Exhibit "C" (herein referred to as "Grantee") wherein Grantor grants to the Grantee, a non-exclusive easement appurtenant to and running with the land for ingress and egress by pedestrian and vehicular traffic over, upon and along those parts of the Easement Parcel as described in Exhibit "B" which are paved for a roadway, for the benefit and common use of all the present and future owners, purchasers, mortgagees, tenants, occupants, etc., of Exhibit "C" aforesaid; subject to the rights, obligations, reservations, terms, conditions contained herein. For particulars see Document. (Exhibits "A", "B" and "C" attached hereto and made a part hereof). (Exoneration rider attached and incorporated herein).</p>	July, 1976	Oct. 15, 1976 3:46PM							

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