

APR 2 1984

R. D. D.

00309887

# CERTIFICATE OF TITLE



00309887

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

TRANSFERRED FROM CERTIFICATE NO. 1255584  
WP

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

SUSAN C. GAUEN  
(a spinster)

of the 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 Follows:

## DESCRIPTION OF PROPERTY

An undivided 0.3244% interest in premises hereinafter described (excepting therefrom the property comprising those Units and parts of Units falling within said premises, as said Units are delineated on Survey attached to and a part of a Declaration of Condominium Ownership registered on the 4th day of December, 1979 as Document Number 3134592.

Said premises 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 (1/4) 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, 1902 as Document Number 2032004.

OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 612E DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

17-04-222-062-1300

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

Witness My hand and Official Seal

29.00

this ELEVENTH (11TH) day of APRIL A. D. 1980

4-11-80 KM

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

00309887

UNOFFICIAL COPY

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 REGISTRAR
264193-80	General Taxes for the year 1979. Subject to General Taxes levied in the year 1980. 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 Lots 15 aforesaid and other property).			<i>Sandburg Olson</i>
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 therefor 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 changes 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.	June 27, 1962	June 10, 1964 2:25PM	<i>Sandburg Olson</i>
In Duplicate	Subject to covenant running with the land 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 successor 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 Document.			<i>Sandburg Olson</i>
2154322	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 a 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).	May 1, 1964	June 10, 1964 2:25PM	<i>Sandburg Olson</i>
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 dates for the beginning and completion thereof, upon foregoing property and other property. For particulars see Document.			<i>Sandburg Olson</i>
2270264	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).	May 3, 1966	May 10, 1966 11:16AM	<i>Sandburg Olson</i>
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).			<i>Sandburg Olson</i>
3085871	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 provisions 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). (Affects foregoing property and other property).	Mar. 15, 1979	Apr. 12, 1979 4:38PM	<i>Sandburg Olson</i>
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 provisions 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). (Affects foregoing property and other property).			<i>Sandburg Olson</i>
3099737	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). (Affects foregoing property and other property).	May 6, 1979	June 22, 1979 4:20PM	<i>Sandburg Olson</i>
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). (Affects foregoing property and other property).			<i>Sandburg Olson</i>
3120308		Sept. 1, 1979	Sept. 21, 1979 12:54PM	<i>Sandburg Olson</i>

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## OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE L

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE
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3134591	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). (Affects foregoing property and other property).	Oct. 1, 1979	Dec. 4, 1979 1:24PM	X
3134592	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee under 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. (Certificate of Developer attached). (Affects foregoing property and other property). (Exhibits A, B, C and D attached).	Nov. 1, 1979	Dec. 4, 1979 1:24PM	X
3139700 In Duplicate	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).	Jan. 7, 1980	Jan. 8, 1980 11:09AM	X
3155535	Mortgage from Susan C. Gauen, to First Federal Savings & Loan Association of Chicago, a corporation of the State of Illinois, to secure note in the sum of \$48,500.00, payable as therein stated. For particulars see Document. (Affects foregoing property and other property).	Dec. 19, 1979	Apr. 11, 1980 11:05AM	X
3179556	Fourth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 45574, 46560, 46492, 46493 and 48916, annexing and adding additional property to the 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 and amended by Third Amendment registered as Document Number 3134591. For particulars see Document. (Exhibits "A", "B", "C", "D", "E", "F" and "G" attached). (Affects foregoing property and other property).	March 4, 1980	Sept. 23, 1980 3:29PM	X
	Mortgagee's Duplicate Certificate of Title issued 9-23-80 on Mortgage 3155535.			

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J

BOOK OF RECORDS	782996345	10/3/89	RS CT
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INDEX OF EASEMENTS	3839668	11/3/89	CEX 1/2
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IDENTIFIED  
INDEXED  
FILED

DEPT-04 TORR CERT \$29.00  
 T40011 TRAN 9553 05/03/00 09:59:00  
 4485 TB #-00-309887  
 COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

DOCUMENT NO. NATURE AND TERMS OF DOCUMENTS DATE OF DOCUMENT YEAR-MONTH-DAY-HOUR SIGNATURE OF REGIS

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

**MEMORIALS** 00309887

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00309887

CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1370201

Examiner:

Date: November 13, 1989

264193-89

Subject to General Taxes levied in the year 1989.

3829963

Warranty Deed in favor of Diane M. Driscoll. Conveys foregoing property and other property. Oct. 3, 1989

3829964

Mortgage from Diane M. Driscoll to Century Federal Savings Bank, d/b/a Allied Mortgage Corporation, to secure note in the sum of \$59,850.00 payable as therein stated. For particulars see Document. (Legal Description and Riders attached) Oct. 3, 1989

3829965

Assignment from Allied Mortgage Corporation to Sears Mortgage Corporation of Mortgage and Note registered as Document Number 3829964. For particulars see Document. (Legal description attached) Oct. 3, 1989

264193-89

Subject to General Taxes levied in the year 1989.

3839668

Release Deed in favor of Susan C. Gauen. Releases Document Number 3155535. (Legal description attached) Nov. 13, 1989

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RECORDED DOC. #