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3565/0052 51 001 Page 1 of 2
1998-11-27 10:44:03
Cook County Recorder 23.00

NOV 23 1985
A. D.

CERTIFICATE OF TITLE

Date Of First Registration
AUGUST NINETEENTH (19th), 1927
AUGUST TWENTY SEVENTH (27th), 1964
TRANSFERRED FROM 1439723
CERTIFICATE NO. WP

STATE OF ILLINOIS }
COOK COUNTY } S.S.

I Harry "Bus" Yourell Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that JACOB STEVENS AND PAULA STEVENS (Married to each other) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the CITY OF CHICAGO County of COOK and State of ILLINOIS
ARE the owner's 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 1.040% 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 made a part of Declaration of Condominium Ownership registered on the 11th day of March, 1980, as Document Number 3149690). 25387987

Said premises being described as follows: The following three parcels of land described as follows: PARCEL ONE (1) Commencing at a point on the West line of Waukegan Road 265.0 feet North of the Southeast Corner of Lot "E" aforesaid; thence West at right angle to West line of Waukegan Road 24.0 feet for a place of beginning; thence continuing West along said right angles line 107.50 feet; thence South parallel with said West line of Waukegan Road 81.0 feet; thence East at right angles 6.0 feet; thence South parallel with said West line of Waukegan Road 135.0 feet; thence East at right angles 101.50 feet to a point 24.0 feet West of the West line of Waukegan Road; thence North parallel with said West line of Waukegan Road 216.0 feet to the place of beginning; ALSO; PARCEL TWO (2), Commencing at a point on the West line of Waukegan Road 265.0 feet North of the Southeast corner of Lot "E" aforesaid; thence West at right angles to the West line of Waukegan Road 187.50 feet for a place of beginning; thence continuing West along said right angle line 107.50 feet; thence South parallel with said West line of Waukegan Road 216.0 feet; thence East at right angles 101.50 feet; thence North parallel with said West line of Waukegan Road 135.0 feet; thence East at right angles 6.0 feet; thence North parallel with said West line of Waukegan Road 81.0 feet to the place of beginning; ALSO; PARCEL THREE (3), Beginning at a point on the South line of Lot "E" aforesaid, 89.0 feet, West of the Southeast corner thereof; thence West along the South line of Lot "E", abutting vacated alley and Lot "D" 136.0 feet; thence North at right angles 24.0 feet; thence East parallel with the South line of Lot "E" and Lot "D" 136.0 feet; thence South at right angles 24.0 feet to the place of beginning, falling within certain Lots, parts of Lots and parts of certain vacated streets and alleys; (excepting therefrom that part of the 16 foot public alley abutting on and lying adjacent to Lot 299 on the West and Lots 174 to 178, inclusive, on the East and extending South of the North line of Lot 299 as extended Easterly, all that part of the public street known as Greenleaf Avenue abutting on and lying between Lot 174 on the North and Lot "E" on the South, lying East of the East line of Lot 299 as extended South and West of the West line of Waukegan Road; All in First Addition to Dempster-Waukegan Road Subdivision on the North West Quarter (1/4) of Section 19, Township 41 North, Range 13, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium registered as Document No. 3149690

NOTE: OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 403-E DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

10-19-114-050-1032 Km

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

Witness My hand and Official Seal

this SIXTH (6TH) day of AUGUST A. D. 1985

Harry "Bus" Yourell
Registrar of Titles Cook County Illinois

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
273787-85	General Taxes for the year 1984. 1st Inst. pd., 2nd Inst. not pd. Subject to General Taxes levied in the year 1985. Agreement between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 15407, and Ford Leasing Development Company, a Delaware Corporation, of an easement, under and through that portion of Grantor's parcel specifically described herein, and a storm sewer line as set forth herein, subject to covenants, agreements, reservations and provisions contained herein. For particulars see Document. (Affects foregoing premises and other property).	Dec. 21, 1967	Nov. 14, 1968 3:32PM	<i>Harry Rubenstein</i>
2421457	Affidavit by Harry L. Rubenstein, Attorney and Agent of the American National Bank and Trust Company of Chicago, Trustee under Trust Number 27139, stating that foregoing premises is improved by the installation of a storm sewer system, which runs through foregoing premises. For particulars see Document. (Affects foregoing premises and other property).	June 13, 1973	June 13, 1973 1:46PM	<i>Harry Rubenstein</i>
2697682 In Duplicate	Agreement between American National Bank and Trust Company of Chicago, as Trustee under Trust Number 77639, owner of premises described on Exhibit "A" attached hereto, and American National Bank and Trust Company of Chicago, as Trustee under Trust Number 77641, owner of foregoing premises described on Exhibit "B" attached hereto, granting a perpetual easement to be used for the purpose of light and air, ingress and egress, and parking etc., under terms and agreements contained herein. For particulars see Document. (Affects part of foregoing premises and other property).	March 15, 1973	Aug. 15, 1973 4:36PM	<i>Harry Rubenstein</i>
2710918 In Duplicate	Grant in favor of Commonwealth Edison Company, an Illinois Corporation, its successors and assigns, of utility easements, etc., in, over, under, across, along and upon the North Ten (10) feet of Parcel One aforesaid. For particulars see Document.	July 24, 1974	Sept. 6, 1974 2:54PM	<i>Harry Rubenstein</i>
2772353 In Duplicate	Declaration by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, under Trust Numbers 32720 and 32743, of the rights, easements and restriction running with the land, etc.; and creating easements for ingress, egress, sewer, public utilities and parking, as herein set forth. For particulars see Document. (Exhibits "A", "B" and "C" legal descriptions attached). (Affidavit attached).	Dec. 1, 1974	Jan. 3, 1975 3:55PM	<i>Harry Rubenstein</i>
2789908 In Duplicate	Declaration of Condominium Ownership by The Exchange National Bank of Chicago, a National Banking Association, as Trustee, Trust No. 34034, for Grove Manor Condominium and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Affects foregoing property and other property). (Exhibits "A", "B" and legal descriptions attached).	March 10, 1980	March 11, 1980 1:53PM	<i>Harry Rubenstein</i>
3149690	Grant in favor of Commonwealth Edison Company, an Illinois Corporation and Illinois Bell Telephone Company, an Illinois Corporation, their respective successors and assigns, of utility easements, etc., over foregoing premises and other property, more particularly described herein. For particulars see Document. (Exhibit "A" and legal description attached).	Aug. 29, 1979	April 9, 1980 11:35AM	<i>Harry Rubenstein</i>
3155030 In Duplicate	First Amendment to Declaration by Exchange National Bank of Chicago, as Trustee, Trust No. 34034, for Grove Manor Condominium amending Declaration registered as Document Numer 3149690, as herein set forth. For particulars see Document. (Exhibit "A" attached).	July 16, 1980	July 18, 1980 11:25AM	<i>Harry Rubenstein</i>
3169658				<i>Harry Rubenstein</i>

Clerk's Office