

JUL 23 1984

OWNER, MOUNT PROSPECT STATE BANK, Trust Number 1359, 8831/0120 89 001 Page 1 of 5  
1999-11-04 14:24:52  
Cook County Recorder 29.00

**CERTIFICATE OF TITLE**



Date Of First Registration

OCTOBER SIXTEENTH(16th), -----1905

TRANSFERRED FROM CERTIFICATE NO. 1329150

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

MOUNT PROSPECT STATE BANK, a Corporation of Illinois, as Trustee, under the provisions of a Trust Agreement dated the 3rd day of October, 1983, known as Trust Number 1359.

of the County of COOK and State of ILLINOIS  
is the owner of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

**DESCRIPTION OF LAND**

LOT SIX------(6)

In Resubdivision of part of Out-Lot "F" in Schaumburg Industrial Park, as recorded June 10, 1969, under Document Number 20866510 and Filed with Registrar of Deeds under Torrens Registration Number 2455597, being a Subdivision of the South East Quarter (1/4) of Section 11, part of the North East Quarter (1/4) of Section 11, part of the South West Quarter (1/4) of Section 12, part of the North West Quarter (1/4) of Section 13, and part of the North East Quarter (1/4) of Section 14, all in Township 41 North, Range 10, East of the Third Principal Meridian, according to Plat of said Resubdivision registered in the Office of the Registrar of Titles of Cook County, Illinois, on April 22, 1971, as Document Number 2553256.

07-12-300-024

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 SEVENTH(27th) day of OCTOBER 1983 A. D.

RLI-----10/27/83

Sidney "Bud" Maxwell  
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

234488-83

General Taxes for the year 1982. SUBJECT to General Taxes levied in the year 1983. Subject to Right-of-Way for drainage ditches, feeders, and laterals, as shown in Deed Document Number 2182455. (Affects Lot in Resubdivision of Outlot "F" aforesaid and other property). Subject to public utility easements, if any, affecting not more than forty(40) foot perimeter of premises described in Deed Document Number 2182455. For particulars see Document. (Affects Lot 6 in Resubdivision of Outlot "F" aforesaid and other property). Subject to natural waterways, if any, as shown in Deed Document Number 2182455. (Affects Lot 6 in Resubdivision of Outlot "F" aforesaid and other property).

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In Duplicate

Declaration by State Mutual Life Assurance Company of America, a Massachusetts Corporation, (herein called State Mutual), subjecting property described therein to all the conditions covenants running with the land, restrictions, reservations, and easements herein set forth, as to use of said premises and as to use, location, height, construction, etc., of improvements erected thereon and as to the type of power used or obtained in the operation of establishments located on said premises containing provisions relative to storage areas, parking areas and facilities, type of signs permitted, location of fences, hedges and plantings, landscaping, loading docks, downspouts, etc., and providing that no building or improvements, or alterations or additions of any characteristic, including landscaping and parking areas (other than on interior alterations which shall not affect the exterior appearance of any building or structure) shall be constructed upon any portion of the property until and unless plans and specifications for such construction or landscaping shall have been approved in writing by State Mutual, as more particularly set forth herein; and providing that State Mutual retains the right to Grant right-of-way easements as may be necessary or convenient for the purpose of erecting constructing, maintaining and operating utility services over, across, under and through the premises between the building lines and the property lines, and have the right to grant right-of-way easements to others to carry out such purposes and providing that State Mutual, with the written consent of a majority of the owners of record of the premises described in Appendix A, shall have the right to alter, amend, change, modify or revoke any of the provisions herein contained said conditions, covenants and restrictions to terminate and be of no further effect after March 1, 1995, For particulars see Document. (Affects Lot 6 in Resubdivision of Outlot "F" aforesaid and other property).

2494044 In Duplicate

Grant in favor of Commonwealth Edison Company, an Illinois Corporation, and Illinois Bell Telephone Company, and Illinois Corporation, their respective licensees, successors and assigns of an easement to construct, operate, maintain, renew, etc., poles, wires, conduits, etc., and other facilities used in the transmission and distribution of electricity, sounds and signals, together with the right of access and the right to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface, as may be reasonably required, in, over, under, across, along and upon that part of Outlot "F" described herein. For particulars see Document. (Affects Lot 6 in Resubdivision of Outlot "F" aforesaid).

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2497914

Subject to building lines and easements for public utilities, as shown on Plat registered as Document Number 2553256; and subject to reservation and grant of easement for serving foregoing premises and other property with electric and communications service, to Commonwealth Edison Company and Illinois Bell Telephone Company, Grantees, and their respective successors and assigns, to install, operate, maintain and remove facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals, as more particularly set forth in said Plat, and subject to all rights granted in said Plat (contains provision that obstructions shall not be placed over Grantees' facilities, or in, upon or over said easement without prior written consent of said Grantees); and subject to reservation and grant of easement as set forth in said Plat, to Northern Illinois, Gas Company, its successors, and assigns, for the installation maintenance, relocation, renewal and removal of gas mains and appurtenances. For particulars see Document. Subject to Roads and Highways, if any, as shown in Deed Document Number 2561847.

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FORWARD TO RIDER

**UNOFFICIAL COPY**

**OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE PROPE**

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE
In Duplicate 3113368	Mortgage from Louis Werderitch and Joan Werderitch to Douglas Savings and Loan Association, a corporation to secure their note in the sum of \$140,000.00, payable as therein stated. For particulars see Document.	Aug. 17, 1979	Aug. 21, 1979 2:50PM	<i>[Signature]</i>
In Duplicate 3113369	Assignment of Rents from Louis Werderitch and Joan Werderitch, to Douglas Savings and Loan Association. For particulars see Document.	Aug. 17, 1979	Aug. 21, 1979 2:50PM	<i>[Signature]</i>
3201881 In Duplicate	Easement in favor of Illinois Bell Telephone Company, its lessees, successors and assigns, of the right to construct, operate, maintain and remove communications systems, consisting of poles, anchors, markers, etc., and associated equipment for transmission of sounds and signals, etc., together with the right of access to the same, and to clear and keep cleared such trees, roots, bushes, and other obstructions from the surface and subsurface as may be required, upon, over, under along the across the Southwest 10 feet of foregoing premises. For particulars see Document.		Feb. 6, 1981 2:25PM	<i>[Signature]</i>
3341741	Release Deed in favor of Louis Werderitch, et ux Releases Document Numbers 3113368 and 3113369.		Nov. 17, 1983 1:08PM	<i>[Signature]</i>
234488-85	General Taxes for the year 1984. Subject to General Taxes levied in the year 1985. Trust Deed from Mount Prospect State Bank, as Trustee, Trust Number 1359, to Continental Bank of Oakbrook Terrace, an Illinois corporation, as Trustee, to secure note in the sum of \$450,000.00, payable as therein stated. For particulars see Document.		Jan. 24, 1985 10:45AM	<i>[Signature]</i>
3416273	Mortgagee's Duplicate Certificate 684668 issued 1/24/85 on Trust Deed 3416273.		Dec. 28, 1984	<i>[Signature]</i>
	<i>[Handwritten: The Deed]</i>	3416273	1-24-85	<i>[Signature]</i>
	<i>[Handwritten: Mortgagee's Duplicate Certificate]</i>	684668	12-28-84	<i>[Signature]</i>
	<i>[Handwritten: TD AR]</i>	345694.5	12-28-84	<i>[Signature]</i>
	<i>[Handwritten: Lien]</i>	391335C	9-20-90	
	<i>[Handwritten: Lien]</i>	3915083	9/27/90	CLARK
	<i>[Handwritten: Lien]</i>	3927957	11-21-90	
	<i>[Handwritten: Lien]</i>	3965901	5-21-91	GURTOWSKI

CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1398552

Examiner:

Date: MAY 21, 1992

234488-88

Subject to General Taxes levied in the year 1988.

3756136

Change of Name by William C. Harris, Commissioner of Banks and Trust Companies, changing the name of Mount Prospect State Bank to First Chicago Bank of Mount Prospect. For particulars see Document. (Attached is direction to register Document Number 3756136 on Certificate Number 1398552.)  
Nov. 28, 1988

3756137

Successor Trustee for Land Trusts by First United Financial Services, Inc., approving that The Mount Prospect State Bank n/k/a The First Chicago Bank of Mount Prospect shall transfer all of their land trust operations to the following wholly-owner subsidiary, First United Trust Company. For particulars see Document. (Attached is direction to register Document Number 3756137 on Certificate Number 1398552.)  
Nov. 28, 1988

3756138

Mortgage from First United Trust Company, Trustee, to General Motors Acceptance Corporation ("GMAC") and General Motors Corporation ("GMC") to secure a certain promissory note in the sum of \$1,298,000.00 and \$5,000,000.00, payable as therein stated. For particulars see Document.  
Nov. 28, 1988

234488-89

Subject to General Taxes levied in the year 1989.

3841972

Release Deed in favor of First United Trust Company, as Trustee, Trust Number 1359. Releases Document Number 3756138. (Exhibit A attached.)  
Nov. 21, 1989

3841973

Trustee's Deed in favor of Parkway Bank and Trust Company, as Trustee under Trust Agreement dated the 11/6/89 known as Trust Number 9473. Conveys foregoing premises. (Exhibit A attached.)  
Nov. 21, 1989

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1398552

3927957 Subcontractor's Notice and Claim for Lien by Altite Roofing, Inc., against Mark DiGanci, contractor, and Parkway Bank and Trust Company, as Trusee, Trust Number 9473, filed in the Office of the Registrar of Titles of Cook County, Illinois, to provide material and labor to install a new roof, in the amount of \$6,795.00, with interest. For particulars see Document.  
Nov. 21, 1990

234488-91 General Taxes for the year 1990. 1st Inst.Paid, 2nd Inst. Not Paid.  
Subject to General Taxes levied in the year 1991.

3965901 Original Contractor's Claim for Lien by Landscape Contractors of Illinois, Inc., against Parkway Bank and Trust Company, Trust Number 9473, filed in the Office of the Registrar of Titles of Cook County, Illinois, to provide landscaping materials, labor and services, in the amount of \$22,639.85, with interest. For particulars see Document.  
May 1, 1991

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Property of Cook County Clerk's Office