

CAUTION: Consult a lawyer before using or acting under this form. All warranties, including merchantability and fitness, are excluded.

DEC 14 AM 11:41

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FOR THE PROTECTION OF THE OWNER, THIS RELEASE SHALL BE FILED WITH THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED.

12.00

Above Space For Recorder's Use Only

KNOW ALL MEN BY THESE PRESENTS,

THAT I, Richard S. Hartford, as Trustee of the Abramson & Fox Pension Trust for the Benefit of Richard S. Hartford

of the County of Cook and State of Illinois, DO HEREBY CERTIFY that a certain Mortgage dated the 31st day of December 19 86, made by Richard S. Hartford and JoAnne K. Hartford, his wife,

to Abramson & Fox Pension Trust for the benefit of Richard S. Hartford and recorded as document No. 87056818 in Book _____ at page _____ in the office of Recorder of Deeds of Cook County, in the State of Illinois

Lot 44 (Except the South 10.0 Feet thereof) and all of Lot 45 in Block 2 in Westmoreland Addition to Evanston, a Subdivision in the North East 1/4 of Fractional Section 9, Township 41 North, Range 13 East of the Third Principal Meridian, Also (Except the West 27.0 Feet of the South 2.0 Feet of the North 25.0 Feet of Said Lot 44) in Cook County, Illinois.

Permanent Real Estate Index Numbers: 10-09-203-026; 10-09-203-085
Address of Real Estate: 10054 N. Lacrosse, Skokie, IL 60077
is, with the note or notes accompanying it, fully paid, satisfied, released and discharged

Witness my hand and seal this 10th day of December, 19 87

Richard S. Hartford (SEAL)
Richard S. Hartford, as Trustee
of the Abramson & Fox Pension Trust
for the Benefit of Richard S. Hartford (SEAL)

STATE OF Illinois

COUNTY OF Cook

ss.

I, Kathleen Busch Krupa

a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Richard S. Hartford, as Trustee of the Abramson & Fox Pension Trust for the Benefit of Richard S. Hartford personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

DOX 888 - GG

Given under my hand and official seal, this 10th day of December, 19 87

Kathleen Busch Krupa
Notary Public

Commission expires March 3, 1990

This instrument was prepared by Richard S. Hartford, One E. Wacker Drive, Chicago, IL 60601
(NAME AND ADDRESS)

71-45-6079
6/16/83 100

MO Abstracts

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mail to Richard S. Hartford
One E. Wacker Dr.
Chicago IL 60601 Box 888

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ATTACHMENT "A" TO WARRANTY DEED BETWEEN BEACH POINT TOWER CONDOMINIUM ASSOCIATION AND STEVEN P. JARVIS AND THERRI H. JARVIS, HIS WIFE WITH RESPECT TO UNIT 19B AT 5801 N. SHERIDAN ROAD, CHICAGO, ILLINOIS

There shall be a covenant running with the land effective for so long as either Steven P. Jarvis, Terri H. Jarvis or both of them shall hold title to Unit 19B at Beach Point Tower Condominium prohibiting leasing by Steven P. Jarvis, Terri H. H. Jarvis or both of the unit.

If Steven P. Jarvis or Terri H. Jarvis shall suffer a severe hardship or unforeseen circumstance, Steve P. Jarvis or Terri H. Jarvis may submit to the Board of Managers of Beach Point Tower Condominium Association a request for approval of a proposed lease with (a) a statement of circumstances constituting a severe hardship or unforeseen circumstances, (b) a copy of a proposed executed lease for a period of no less than one year, and (c) such financial and character information as the Board may reasonably request. The Board shall have 30 days from submission of such request and accompanying information to exercise its discretion under this covenant to approval or disapproval the proposed rental arrangement. If the Board of Mangers fails to act within the 30 day period, the request shall be deemed approved.

For purposes of this covenant, the dominant estate shall be the parcel on which Beach Point Tower Condominium is located, which is subject to the Declaration of Condominium Ownership for Beach Point Tower Condominium and the administration pursuant to the Declaration and the Condominium Property Act of the Board of Managers of the Association. The legal description of the dominant estate is as follows:

LTS 10 AND 11 (EXCEPT THE WEST 14 FEET EAST OF SAID LTS) IN BLOCK 21 IN COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, THE EASTERLY LINE OF SAID PREMISES BEING THE WEST LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE OF CIRCUIT COURT OF COOK COUNTY, ILLINOIS ENTERED MAY 26, 1926 IN CASE BLOCK 129945 AND SHOWN ON PLAT ATTACHED TO SAID DECREE IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1973 KNOWN AS TRUST NUMBER 77824, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23198343 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DOCUMENT DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) SITUATED IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

For purposes of this covenant the servient estate shall be Unit 19B which is conveyed by this warranty deed to Steven P. Jarvis and Terri H. Jarvis.

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