

AUG 19 1988

CERTIFICATE OF TITLE

92546565

Date Of First Registration

JAN 41 EIGHTH 1925

STATE OF ILLINOIS
COOK COUNTY

I ~~Robert Nick Giampalo~~ Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

ROBERT NICK GIAMPALO AND MARY V. GIAMPALO
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the VILLAGE OF PALATINE 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 #91:

The North 44.12 feet of the South 134.95 feet of the West 23.36 feet of the East 1160.44 feet, together with the North 10.37 feet of the South 91.83 feet of the West 19.10 feet of the East 1160.44 feet, together with the North 16.96 feet of the South 80.96 feet of the West 39.32 feet of the East 1160.44 feet all as measured along and perpendicular to the South line, of the Northwest Quarter (1/4) of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian.

92546565

- DEPT-11 RECORD TOR \$29.50
- TOL-11 TRAN 2756 07/27/92 09:51:00
- 44210 () * -92-546565
- COOK COUNTY RECORDER

BALDWIN & SHAWEN CHARTERS
207 North Park Green Road
Deerfield, IL 60015
(708) 426-6648

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

Witness My hand and Official Seal

2950

this SEVENTEENTH (17TH) day of SEPTEMBER A. D. 1986

9-17-86 LAG

Carroll M. Walsh
Registrar of Titles, Cook County, Illinois.

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Property of Cook County Clerk's Office

GERTRUDE MARYANN B. HUNTER
2021 North Park Court Road
Beverly Hills, CA 90210
(310) 222-1000

MEMORIALS

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
251969-86	Subject to General Taxes levied in the year 1986. Subject to condition contained in Deed registered as Document Number 2507393, that no more than 100 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 12790 Grantor in said Deed. For particulars see Document. (Affects foregoing premises and other property).			<i>Carol M. Meeley</i>
In Duplicate	Subject to covenant running with the land to the effect that no more than 100 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 2507393, and in the event of violation thereof there shall be a reverter, as shown in Deed registered as Document Number 2507393. For particulars see Document. (Affects foregoing premises and other property).			<i>Carol M. Meeley</i>
283865	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 8, 1973, 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).	Oct. 27, 1973	Nov. 9, 1973 11:18PM	<i>Carol M. Meeley</i>
283865	Amendment 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 283865 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 2838113 on Certificate Number 1203227).	Oct. 27, 1973	Nov. 9, 1973 11:18PM	<i>Carol M. Meeley</i>
2838113	Amendment by owners and mortgagees of premises encompassed by and subordinate to Randville Estates Declaration of Easements, Covenants and Restrictions registered as Document Number 2637771, 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 2637771, shown supra)	Nov. 26, 1975	Feb. 2, 1976 9:33AM	<i>Carol M. Meeley</i>
2900237	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 74-296, 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).	July, 1976	Oct. 15, 1976 3:04 PM	<i>Carol M. Meeley</i>
2900238	Mortgage from Robert Nick Ciampalo and Mary V. Ciampalo, to Megarest Corporation, a corporation, to which site in the sum of \$87,668.00, with interest, payable as therein stated, secured by a mortgage on foregoing premises. For particulars see Document.	July, 1976	Oct. 15, 1976 3:06PM	<i>Carol M. Meeley</i>
3130162	Assignment from Megarest Corporation, a corporation to First Federal Savings and Loan Association, a corporation, of Mortgage and Note registered as Document Number 2900238. For particulars see Document.	Sept. 14, 1984	Sept. 17, 1984 11:32 AM	<i>Carol M. Meeley</i>
3130163	Assignment from First Federal Savings and Loan Association, a corporation to First Federal Savings and Loan Association, a corporation, of Mortgage and Note registered as Document Number 3130162. For particulars see Document.	Sept. 4, 1984	Sept. 17, 1984 11:32 AM	<i>Carol M. Meeley</i>

N. B. IN CRIPPLE FILE

3779612/113 2/15/79

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MEMORIALS

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
231961-89	General Taxes for the year 1987. 1st Inst. Paid, 2nd Inst. Not Paid. Subject to General Taxes levied in the year 1987. Mortgage from Robert Nick Giampalo and Mary V. Giampalo, to Megavest Corporation, a corporation, to secure note in the sum of \$87,663.00, payable as herein stated. For particulars see Document. (This corrective Mortgage given to include signature of Mortgagor missing in Document registered as Number 3350162)			<i>Card Mosley Brown</i>
37796.2	Assignment from Megavest Corporation, a corporation, to First Federal Savings and Loan Association of Rockford, of Mortgage and Note registered as Document Number 3350162, together with Corrective Mortgage registered as Document Number 3779612. For particulars see Document. (Legal Description attached)	Sept. 16, 1988	Sept. 16, 1988 10:00 PM	<i>Card Mosley Brown</i>
37796.1		Sept. 16, 1988	Sept. 16, 1988 10:00 PM	<i>Card Mosley Brown</i>
251984-89	General Taxes for the year 1988. 1st Installment Paid, 2nd Installment Not Paid. Subject to General Taxes levied in the year 1989. Lis Pendens Notice of Foreclosure entered in the Circuit Court of Cook County, Illinois County Department, Chancery Division, Case Number 89 CH 05284, entitled: First Federal Savings and Loan Association of Rockford vs Robert Nick Giampalo, et al dated June 20, 1989. For particulars see Document.			<i>Card Mosley Brown</i>
JUN 21 1989	<i>Final Judgment Under Order While Under</i>		June 21, 1989 10:01 AM	<i>Card Mosley Brown</i>
				<i>3910622-3-4-5-6</i>
				<i>3919484 - 3919735 912840</i>
				<i>Stony</i>

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COOK County Clerk's Office

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CERTIFICATION OF CONDITION OF TITLE

Certificate Numbers: 1473373

Examiners: _____

Date: Sept. 28, 1990

- 251964-90 Subject to General Taxes levied in the year 1990.
- 3910622 Certified Copy of Judgment of Foreclosure entered in the Circuit Court of Cook County, Illinois County Department, Chancery Division, Case No. 89 CH 5284 entitled First Federal Savings & Loan Association of Rockford vs. Robert Nick Giampalo et al. For particulars see Document.
Sept. 11, 1990
- 3910623 Certificate of Sale by James E. O'Grady Sheriff of Cook County, Illinois, in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, Case No. 89 CH 5284 entitled First Federal Savings & Loan Association of Rockford vs. Robert Nick Giampalo et al, pursuant to to Decree entered in said cause and pursuant to notice as required by Law, he sold foregoing premises to First Federal Savings & Loan Association of Rockford and Purchaser will be entitled to Deed upon presentation of this certificate to the Sheriff of Cook County, Illinois. For particulars see Document.
(Rider Att.).
Sept. 11, 1990 92546565
- 3910624 Certified Copy of Order entered in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, Case No. 89 CH 5284 entitled First Federal Savings & Loan Association of Rockford vs. Robert Nick Giampalo et al, approving Report of Sale and Distribution and Order of Possession. (Rider Att.)
Sept. 11, 1990
- 3910625 Assignment from First Federal Savings & Loan a corporation, of the State of Illinois to The Administrator of Veterans Affairs, an Officer of the United States of America, of all rights, title and interest in Certificate of Purchase. For particulars see Document. (Rider Att.).
Sept. 11, 1990
- 3910626 Sheriff's Deed from James E. O'Grady, Sheriff of Cook County, Illinois, Sheriff No. 893056, to Secretary of Veterans Affairs, an Officer of the United States of America, Conveys foregoing premises pursuant to Decree, Case No. 89 CH 5284 (Attached is Letter of Opinion by Wendy said Examiner of Titles).

Right of any party interested by appeal, writ of error, proceedings instituted under the Soldiers' and Sailors' Civil Relief Act or other direct proceedings to have set aside, modified or reversed within the time allowed by law the Judgment for Foreclosure entered November 3, 1989 and Order Approving Sheriff's Sale and Report of Distribution dated March 6, 1990 in the Circuit Court of Cook County, Illinois, Case No. 89 CH 5284, and entitled First Federal Savings and Loan Association vs. Robert Nick Giampalo, et al.

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OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COOK COUNTY
OF TITLE

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CONFIDENTIAL

RECORDED 10/21/03

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CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1473373

Examiners: _____

Date: Sept. 28, 1990

Right of any party served by publication and their heirs, devisees, executors, administrators or other representatives of any such party to appear and be heard touching the matter of the Judgment of Foreclosure entered November 3, 1989 and Order Approving Sheriff's Sale and Report of Distribution dated March 6, 1990 in the Circuit Court of Cook County, Illinois, Case No. 89 CH 5284 and entitled First Federal Savings and Loan Association vs. Robert Nick Giampalo, et al. (Rider Att.).

- 251964-90 Subject to General Taxes levied in the year 1990.
- 3915434 Special Warranty Deed in favor of George A. Christopoulos et al. Conveys foregoing premises. (Legal Desc. Att.).
Sept. 28, 1990
- 3915435 Mortgage from George A. Christopoulos and Bridgette S. Christopoulos and John G. Hauptmann to Home Savings of America, F.A. a corporation to secure note in the sum of \$84,900.00, payable as therein stated. For particulars see Document.
Sept. 28, 1990

DMW

92546565

RECORDED DOC. # _____

FORM 3002

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FORM 7003