

UNOFFICIAL COPY

CERTIFICATION OF CONDITION OF TITLE

92651546

92651546

Certificate Number: 1483703

Examiner: _____

Date: Nov. 26, 1991

259048-91

Subject to General Taxes levied in the year 1991.

4014235 Warranty Deed in favor of Roosevelt Richards. Conveys foregoing property and other property.
Nov. 26, 1991

4014236 Mortgage from Roosevelt Richards, to Preferred Mortgage Associates, Ltd., to secure note in the sum of \$170,000.00, payable as therein stated. For particulars see Document. (Riders attached). (Legal description attached). (Affects foregoing property and other property).
Nov. 26, 1991

4014237 Assignment from Preferred Mortgage Associates, Ltd., to Security Federal Bank, a F.S.B., of Indiana, of Mortgage and Note registered as Document Number 4014236. For particulars see Document.
Nov. 26, 1991

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DEPT-11

\$25.00

T6777 TRAN 1992 09/02/92 11:12:00

#1219 # *-92-651546

COOK COUNTY RECORDER

RECORDED DOC. # _____

FORM 3002

UNOFFICIAL COPY

552

JUL 17 1988

RECEIVED
JUL 17 1988

92651546

DECEMBER TWENTY EIGHTH (28TH), 1987
JUL 17 1988

92651546

STATE OF ILLINOIS
COOK COUNTY

L. HARRY DICK, REGISTRAR OF TITLES IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

CAREY J. COHEN AND SANDRA M. COHEN
(Married to each other)

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

92651546

OF THE CITY OF CHICAGO COUNTY OF COOK AND STATE OF ILLINOIS

THE OWNERS OF AN ESTATE IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS AND DESCRIBED AS ITEMS 1 AND 2 AS FOLLOWS

DESCRIPTION OF PROPERTY

ITEM 1

As shown in a survey delineated on and attached to and a part of Declaration of Condominium Ownership registered on the 28th day of December, 1987, as Document Number 2986252

ITEM 2

As shown in a survey delineated on and attached to and a part of Declaration of Condominium Ownership registered on the 28th day of December, 1987, as Document Number 2986252

PARTIAL 1: THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE 80.00 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH.

That part of Lots 12 and 13 in Moss Subdivision of that part of Lot 12 in the Southwest of the South Half of West Park East Quarter Township 33 North, Range 16 East of the Third Principal Meridian, Cook County, Illinois, containing those parts of Lots 9, 10, 11 and 12 in Moss Subdivision, hereinafter described as follows: Commencing at the Southwest corner of said Lot 12 and running thence East along the South line of said Lot 12, a distance of 21.27 feet, thence North along a line perpendicular to said South line of Lot 12 a distance of 0.22 of a foot to a point of beginning at the Southwest corner of said hereinafter described part of Lots 9, 10, 11 and 12, thence continuing North along the last described perpendicular line a distance of 23.50 feet, thence East along a line parallel with the South line of said Lots 12, 11, 10, 9 and 8, a distance of 33.50 feet, thence South along a line perpendicular to said last described course a distance of 33.50 feet, and thence West along a line parallel with said South line of Lots 9, 10, 11 and 12, a distance of 33.50 feet to the point of beginning.

PARTIAL 2: THE PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 15.39 FEET AND 24.46 FEET RESPECTIVELY ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH.

That part of Lot 12 in Moss Subdivision, hereinafter described, lying within those parts of Lots 9, 10 and 11 in Moss Subdivision aforesaid, described as follows: Commencing at the Southwest corner of Lot 12 in said Moss Subdivision and running thence East along the South line of Lots 12, 11, 10 and 9 in said Moss Subdivision, a distance of 46.30 feet to a point of beginning, thence North or South along a line perpendicular to said South line of Lots 9, 10, 11 and 12, and East or West along a line parallel with said South line of Lots 9, 10, 11 and 12, for the following courses and distances: North 20.37 feet, East 4.17 feet, North 4.78 feet, East 3.45 feet, North 2.46 feet to a line 10.00 feet North from the South line of said Lots 9, 10, 11 and 12, East 11.25 feet, South 24.46 feet, West 16.45 feet, South 7.44 feet, and thence West 10.00 feet to the point of beginning.

PARTIAL 3: THE PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 15.39 FEET AND 15.39 FEET RESPECTIVELY ABOVE CHICAGO CITY DATUM.

That part of Lot 12 in Moss Subdivision, hereinafter described, lying within the South 3.33 feet of the East 4.50 feet of the West 9.24 feet of those parts of Lots 9, 10 and 11 described in Partial 2 aforesaid.

PARTIAL 4: THE PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 15.39 FEET AND 15.39 FEET RESPECTIVELY ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH.

That part of Lot 12 in Moss Subdivision, hereinafter described, lying within those parts of Lots 9, 10 and 11 in Moss Subdivision aforesaid, described as follows: Commencing at the Southwest corner of Lot 12 in said Moss Subdivision and running thence East along the South line of Lots 12, 11, 10 and 9 in said Moss Subdivision, a distance of 12.00 feet, thence North along a line perpendicular to said South line of Lots 9, 10, 11 and 12, a distance of 39.00 feet to a point of beginning, thence North or South along a line perpendicular to said South line of Lots 9, 10, 11 and 12, and East or West along a line parallel with said South line of Lots 9, 10, 11 and 12, for the following courses and distances: North 3.46 feet, East 12.00 feet, North 3.78 feet, East 12.46 feet, North 3.46 feet, East 3.33 feet, South 4.00 feet, West 5.12 of a foot, South 3.46 feet, West 11.25 feet, South 3.74 feet, and West 11.25 feet to the point of beginning.

17-03-207-061-1155

Part 333

THIS IS THE EXACT ESTATE DOCUMENT INCORPORATED BY REFERENCE INTO THIS CERTIFICATE

TWENTY EIGHTH DAY OF JUNE 1988

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MEMORIALS

OF ESTATES, EASEMENTS, ENCUMBRANCES AND CHARGES ON THE PROPERTY.

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION	SIGNATURE OF REGISTRAR
25755-89	General Taxes for the year 1978, first installment paid, second installment not paid. Taxes levied on the year 1978. Easement conveyed in Deed registered as Document Number 299245, wherein George, Exchange National Bank of Chicago, a national banking association, as Trustee, Trust Number 21543, transfers to itself, or its assigns, from time to time, of all or any part of the Trustee's fee, easements for the support, improvements and maintenance of building and structures located on foregoing premises and other property to easements for ingress and egress upon said premises and to easements as to the use of facilities serving said premises and the rights, privileges and restrictions appurtenant thereto also contains provisions for relocation of easements, rights of entry for repair and provisions for encroachments, all as more particularly set forth herein. For particulars see Document. Grants conveyed in Deed registered as Document Number 299245, wherein George, Exchange National Bank of Chicago, a national banking association, as Trustee, Trust Number 21543, grants to George and the heirs, from time to time, of the Condominium Property herein described, a fee portion thereof, easements for the support, improvements and maintenance of building and structures located on foregoing premises and other property, to easements for ingress and egress upon said premises and to easements for the use of facilities serving said premises and the rights, privileges and restrictions appurtenant thereto, all as more particularly set forth herein. For particulars see Document. Agreement running with the land, restricting the use and character of buildings to be constructed or maintained on foregoing premises and other property, and as to the repair and improvements thereto as shown in Deed registered as Document Number 299245. For particulars see Document. Grant of provisions for the structural support of the building located on foregoing premises and other property as to the removal of liens and other debts, insurances and damage to the building and the obligations pursuant thereto, all as more particularly set forth in Deed registered as Document Number 299245. For particulars see Document. Declaration of Condominium Ownership by Exchange National Bank of Chicago, as Trustee under Trust Number 21543, for 120 W. Walton Condominium, and the rights, easements, restrictions, agreements, reservations, covenants and by-laws therein contained. For particulars see Document. (Affidavits foregoing property and other property). (Exhibits "A", "B", "C" and "D" attached).			<i>[Signature]</i>
In Duplicate				<i>[Signature]</i>
299252	Dec. 27, 1977	Dec. 28, 1977 9:17AM		<i>[Signature]</i>
In Duplicate	Condominium Operating Agreement by and between 100 E. Walton Condominium Association, an Illinois not-for-profit corporation, and Exchange National Bank of Chicago, as Trustee under Trust No. 21543, providing payment of fees for easement rights and services granted in Deed registered as Document No. 299245. For particulars see Document. (Legal descriptions as Exhibits "A" and "B" attached). (Resolutions attached).			<i>[Signature]</i>
299248	Feb. 15, 1978	March 15, 1978 1:13PM		<i>[Signature]</i>
In Duplicate	Mortgage from Gary Cohen and Sandra Cohen, to The National Security Bank of Chicago, to secure note in the sum of \$42,000.00, payable as therein stated. For particulars see Document. (Legal description of fee attached).			<i>[Signature]</i>
279149	Apr. 19, 1989	May 2, 1989 1:01PM		
	Mortgage's Duplicate Certificate 750101 issued 6-23-89 on Mortgage 279149.			

[Handwritten: 25755-89, 299252, 299248, 279149]

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[Handwritten: JF]