

APPLICATION NO. 1114
DOCUMENT NO. 2909339-F)
3119738)

VOLUME 154 - PAGE 15
CERTIFICATE NO. 1271376
OWNER DONALD J. LUNDMAN, ET UX.

FEB 7 1983

92651643

**CERTIFICATE
OF TITLE**

Date Of First Registration

JULY NINTH (9th), 1918

TRANSFERRED FROM 118/312
CERTIFICATE NO.

STATE OF ILLINOIS
COOK COUNTY

I, Sidney R. Olson Registrar of Titles in
and for said County, in the State aforesaid, do hereby certify that

DONALD J. LUNDMAN AND PAMELA J. LUNDMAN
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

92651643

8-18-92 of the
JCC(T)

County of _____ and State of _____
ARE 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

UNIT 44-3 as described in survey delineated on and attached to and a part of a Declaration of Condominium
Ownership registered on the 17th day of November 1972 as Document Number 2640810

ITEM 2

An Undivided 27773% interest (except the Units delineated and described in said survey) in and to the following
Described Premises:

Lots 1 to 176, both inclusive, and the West 4 feet of that part of Outlot 7 lying East of the
East lines of Lots 118 and 119, South of the North line extended East of Lot 118, and North of
the South line extended East of Lot 119, all in Sheffield Manor - Unit Two, and Lots 1 to 46,
both inclusive, in Sheffield Manor - Unit Three, both being subdivisions of parts of the East
Half (1/2) of the Southeast Quarter (1/4) of Section 18, Township 41 North, Range 10 East of the
Third Principal Meridian.

Pin # 07-18-404-153 DEPT 21

925.50

T07777 TRAN 1987 09/02/92 13.02.00

#4316 # *-92-651643

COOK COUNTY RECORDER

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

Witness My hand and Official Seal

2350

this FIFTH (5th) day of MAY A. D. 1983

3-3-80 LCN

Form 2A

Sidney R. Olson
Registrar of Titles Cook County, Illinois

UNOFFICIAL COPY

1/11/11

Property of Cook County Clerk's Office

1/11/11

MEMORIALS

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 REGISTER |
|--------------|---|------------------|---|--|
| 263510-39 | General Taxes for the year 1979. Subject to General Taxes levied in the year 1980. Declaration by Levitt and Sons, Incorporated, a Delaware Corporation, (herein referred to as "Developer"), declaring that all lots, pieces, tracts or parcels in "Sheffield Manor - Unit One" aforesaid (herein called "The Properties"), shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") herein set forth, as to use of said property, and as to type, size, height, location, use, etc., of buildings to be erected, altered or placed thereon (with provision for architectural controls as to buildings, fences or other structures erected or maintained on said property, all as more particularly set forth herein) contains provision relative to incorporation of a Not-for-profit Association, with the powers of maintaining and administering and enforcing the covenants and restrictions and levying, collecting and disbursing the assessments and charges hereon created; provides for party walls and easements therefor, and contains provisions relative to the use, maintenance, repair and replacement thereof; sets forth property rights in Common Areas described herein and reserves and declares easements as more particularly described herein, for sewer, water, gas and drainage facilities with right of access thereto, and easements for ingress and egress for the purpose of maintaining lawns, trees, shrubs, etc., all of which easements are reserved to the Developer, its successors and assigns, and which shall be perpetual in duration and run with and bind forever the land and the owner thereof, itself, himself, themselves and their heirs, successors and assigns; also contains provision that if Developer, its successors and assigns, should develop additional lands within the area set forth on Exhibit C attached hereto and forming a part hereof, such additional lands may be annexed to The Properties as more fully set forth herein; said covenants and restrictions to run with the land and to inure to the benefit of and be enforceable by the Association or the Owner of an Unit subject to this Declaration, their respective legal representatives, heirs, successors and assigns, until December 31, 2001; contains provision for automatic extension and provision for amendment. For particulars see Document. (Affects foregoing property and other property). | | | <i>Levitt & Sons</i> |
| 2796339 | Subject to an easement for ingress and egress herein granted, reserved and created over and upon Outlots 1 to 11, both inclusive, in Sheffield Manor Unit Two for the benefit of all lots in Sheffield Manor Units I and II and any additional Units thereof which may hereafter be created. For particulars see Plat Document Number 2638600. | Oct. 13, 1971 | Dec. 3, 1971 2:33PM | <i>Levitt & Sons</i> |
| In Duplicate | Amendment to Declaration registered on December 3, 1971, as Document Number 2796339, by Levitt and Sons, Inc., a Delaware Corporation, amending said Declaration by submitting Lots in Sheffield Manor Unit II to the Condominium Property Act of the State of Illinois, so that Exhibits "A" and "B" of said Declaration are revised as set forth herein. For particulars see Document. (Exhibit "I" attached). | | | <i>Levitt & Sons</i> (ALSO RE-REGISTERED AS DOCUMENT NUMBER 2685102). |
| 2660311 | Declaration of Condominium Ownership and the rights, easements, restrictions, agreements, reservations and covenants therein contained, reserving the right to amend this Declaration from time to time to accomplish a shifting of the Common Elements as a result of adding additional real property to the Condominium. For particulars see Document. | Sept. 2, 1972 | Nov. 17, 1972 2:03PM | <i>Levitt & Sons</i> |
| In Duplicate | | | | |
| 2660314 | Subject to easement for ingress and egress over and upon Outlots 1 to 9, both inclusive, and Outlot 11 for the benefit of all lots in Sheffield Manor Units 1, 2 and 3 and any additional Units thereof which may hereafter be created, as declared, granted, reserved and created in Plat of Sheffield Manor Unit Three, registered as Document Number 2713801. For particulars see Document. Eighth Amendment to Declaration of Condominium Ownership registered as Document Number 2660314, executed by Levitt Residential Communities, Inc., a Delaware Corporation, annexing and adding additional property to said Declaration, with nine condominium buildings, containing four residential Units each, or a total of 36 residential Units, amended to include those Units set forth on the Plats of Survey attached hereto as Exhibits I, II and III and more specifically described as follows: Units 1-3 to 4-3 on Lot 1, Units 5-3 to 6-3 on Lot 2, Units 13-3 to 16-3 on Lot 4, Units 17-3 to 20-3 on Lot 5, Units 29-3 to 32-3 on Lot 8, Units 33-3 to 36-3 on Lot 9, Units 37-3 to 40-3 on Lot 10, Units 41-3 to 44-3 on Lot 11, and Units 45-3 to 48-3 on Lot 12, all inclusive. Robert F. Brandwein, attorney-in-fact for Unit Owners, consents to this Amendment. For particulars see Document. (Exhibit "B" attached). (Affects Lots 1, 2, 4, 5, 8, 9, 10, 11 and 12 in Sheffield Manor Unit III aforesaid). | Sept. 1, 1972 | Nov. 17, 1972 2:03PM | <i>Levitt & Sons</i> |
| 2734238 | Eighteenth and Final Amendment to Declaration of Condominium Ownership for Sheffield Manor, Schaumburg, Illinois, registered on November 17, 1972 as Document Number 2660314, executed by Levitt Homes, Incorporated, a Delaware corporation, annexing and adding additional property to said Declaration, which is improved with nine condominium buildings, containing four residential Units each, which buildings and Units are set forth on the Plats of Survey attached hereto as Exhibits I, II and III, and more specifically described as follows: Units 113-3 to 116-3 on Lot 29, Units 117-3 to 120-3 on Lot 30, Units 153-3 to 156-3 on Lot 39, Units 161-3 to 164-3 on Lot 41, Units 165-3 to 168-3 on Lot 42, Units 169-3 to 172-3 on Lot 43, Units 173-3 to 176-3 on Lot 44, Units 177-3 to 180-3 on Lot 45 and Units 181-3 to 184-3 on Lot 46, all inclusive, and reducing the respective percentages set forth in Exhibit B attached hereto, which shall remain fixed. (All the Unit Owners, by Levitt Homes Incorporated, a Delaware corporation, as successor to Levitt Residential Communities, Inc., a Delaware corporation, their attorney-in-fact, hereby consent to this amendment). For particulars see Document. | Nov. 19, 1974 | Nov. 21, 1974 3:00PM | <i>Levitt & Sons</i> |
| 2971800 | | Sept. 30, 1977 | Oct. 4, 1977 3:30PM | <i>Levitt & Sons</i> |

MEMORIALS

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

| DOCUMENT NO. | NATURE AND TERMS OF DOCUMENT | DATE OF DOCUMENT | DATE OF REGISTRATION YEAR-MONTH DAY-HOUR | SIGNATURE OF REGISTERED PARTY |
|--------------|--|------------------|---|-------------------------------|
| 1119919 | Mortgage from Donald J. Lundman and Pamela J. Lundman, to Olympic Savings And Loan Association, a corporation, to secure note in the sum of \$15,000.00, payable as therein stated. For particulars see Document. (Legal Rider attached). | Aug. 20, 1979 | Sept. 20, 1979 11:30AM | <i>George W. Brown</i> |
| 1119922 | Assignment of Rents from Donald J. Lundman and Pamela J. Lundman, to Olympic Savings And Loan Association, a corporation. For particulars see Document. (Legal Rider attached). | Aug. 20, 1979 | Sept. 20, 1979 11:30AM | <i>George W. Brown</i> |
| 15551957 | Mortgage's Duplicate Certificate 642972 issued 3-5-80 in Mortgage 3119919. | | | |
| In Duplicate | <div style="border: 1px solid black; padding: 2px; display: inline-block;"> DECLARATION 3624424 </div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 20px;"> 9 87 </div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 20px;"> FM </div> | | | |
| 1626029 | General Taxes for the year 1986. 1st Inst. Paid, 2nd Inst. Not Paid. Subject to General Taxes levied in the year 1987. | Nov. 10, 1986 | June 9, 1987 2:52PM | <i>George W. Brown</i> |
| 21510-01 | Declaratory Judgment made by Sheffield Manor Association and Sheffield Manor Condominium Association on behalf of all the owners of dwelling units, for the Townhome Community Area, Condominium Community Area, SMA Community Area, Townhome Units and Condominium Units in Sheffield Manor Units 1, 2 and 3, as more particularly described on the attached hereto, reciting Declaration registered as Document Number 326339 pursuant to an agreed order entered in Case No. 85-01133190, in the Circuit Court of Cook County, as herein set forth. For particulars see Document. | | | |
| In Duplicate | <div style="border: 1px solid black; padding: 2px; display: inline-block;"> LIS. RETURNED 4023804 </div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 20px;"> 3-24-91 </div> | | | |
| 1919105 | General Taxes for the year 1990. Subject to General Taxes levied in the year 1991. | Aug. 20, 1990 | Jan. 18, 1991 3:36PM | <i>Carol R. Brown</i> |
| | Assignment from Olympic General, f/k/a Olympic Savings and Loan Association, to Morgan Guaranty Trust Company of New York as Trustee, as provided for the Homingled Pension Trust Fund (Fixed Income-Mortgages), of Mortgage and Note registered as Document # 3119919. For particulars see Document. | | | <i>Carol R. Brown</i> |

92651611

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MAIL TO

Alliance Funding Co., Inc.
135 Chestnut Ridge Rd.
Montvale, N.J. 07645
Attn: Recorded Docs.

Property of Cook County Clerk's Office

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