

MAR 27 1987

12-2-87

EP 52510

92682334

CERTIFICATE OF TITLE

Date Of First Registration

MAY TWENTY SEVENTH (27th), 1912

TRANSFERRED FROM 1354694
CERTIFICATE NO. WP

STATE OF ILLINOIS
COOK COUNTY

I Harry "Bus" Yourell Registrar of Titles in
and for said County, in the State aforesaid, do hereby certify that

THOMAS A. LEE AND DEBORAH J. C. LEE
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the CITY OF CHICAGO County of COOK and State of ILLINOIS
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

UNIT T-23 B as described in survey delineated on and attached to and a part of a Declaration of Condominium
Ownership registered on the 30th day of June 1980 as Document Number 3167307

ITEM 1

An Undivided 3.344192 % interest (except the Units delineated and described in said survey) in and to the following
Described Premises:

That part of the South Half (1/2) of the Southeast Quarter (1/4) of Section 32, Township 42 North, Range 12, East of the
Third Principal Meridian, bounded and described as follows: Commencing at the intersection of the North line of the South
Half (1/2) of the Southeast Quarter (1/4) of said Section 32 with the Southwesterly Right-of-Way line of Milwaukee Avenue
as established by Document Number 2492593; thence South 37 degrees 23 minutes 34 seconds East, 571.07 feet; thence
South 36 degrees 46 minutes 15 seconds East, 323.13 feet; thence South 34 degrees 59 minutes 07 seconds West, 363.46
feet; thence South 0 degrees 00 minutes 26 seconds West, 70.29 feet; thence North 89 degrees 59 minutes 34 seconds
West, 22.50 feet to the Point of Beginning; thence South 0 degrees 00 minutes 26 seconds West, 70.29 feet; thence North
89 degrees 59 minutes 34 seconds West, 55.83 feet; thence North 0 degrees 00 minutes 26 seconds East, 90.02 feet;
thence South 89 degrees 59 minutes 34 seconds East, 55.83 feet to the Point of Beginning.

04-32-402-055-1006

640 Naples Court
Glenview, IL

60025

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

Witness My hand and Official Seal

this SEVENTEENTH (17th) day of JULY A.D. 1987

7/17/84 KMC

Harry Bus Yourell
Registrar of Titles, Cook County, Illinois.

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 REGISTRAR
271980-84 In Duplicate	General Taxes for the year 1984. 1st Installment Paid. 2nd Installment Not Paid. Subject to General Taxes levied in the year 1984. Declaration by LaSalle National Bank, as Trustee, under Trust Number 44883, and Birnloew Development Corporation, an Illinois corporation, as Developer, declaring that all easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges which are granted, created, reserved or declared by this Declaration, shall be deemed to be covenants appurtenant running with the land and shall at all times inure to the benefit of and be binding on any person having at any time, any interest or estate in premises, and their respective heirs, successors, personal representatives or assigns. For particulars see Document. (Exhibits "A", "B" and "C" attached). (Affects foregoing property and other property).	May 22, 1974	May 23, 1974 3:30PM	Harry Busbyourell Harry Busbyourell
2754081 In Duplicate	Grant in favor of Commonwealth Edison Company and Central Telephone Company of Illinois, their successors and assigns, of an easement for public utility purposes, to install their respective electric facilities and communication facilities in and upon part of foregoing premises approximately as shown on Exhibit A attached hereto, and approximately as shown on such drawings as may hereafter be submitted by Electric Company or Telephone Company and approved by Owner or Owner's architect or representative, subject to the terms, responsibilities, covenants and agreements herein contained; and subject to the rights and reservations herein set forth. For particulars see Document. (Affects foregoing property and other property).	May 22, 1974	May 23, 1974 3:30PM	Harry Busbyourell
2762331 In Duplicate	Amendment to Declaration of Condominium Ownership for Triumvera Towers Condominium, by LaSalle National Bank, as Trustee under Trust Number 44883 (the "Trustee"), Birnloew Development Corporation, an Illinois corporation (the "Developer"), and the Unit Owners whose names are subscribed hereto (the "Consenting Unit Owners"), amending the Declarations of Condominium Ownership registered as Document Numbers 2768757 and 2780494 (Affects Triumvera Towers Condominium only). Attached hereto is Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Triumvera, by LaSalle National Bank, as Trustee, under Trust Number 44883 (the "Trustee"), Birnloew Development Corporation, an Illinois corporation (the "Developer"), and the Owners whose names are subscribed hereto (the "Consenting Owners") amending said Declaration as herein set forth. For particulars see Document. (Exhibit "A" Legal description attached). (Affidavit of United States Tax Lien attached to Deeds Document Numbers 2817422 and 2829690). (Affects foregoing property and other property).	July 3, 1974	July 9, 1974 4:06PM	Harry Busbyourell
2836833 In Duplicate	Supplemental Declaration No. 7 by LaSalle National Bank, as Trustee, Trust Number 44883 and Triumvera, Inc., an Illinois corporation, subjecting additional property described herein to the Declaration of covenants, conditions, restrictions and easements for Triumvera registered as Document Number 2754081 and amending Exhibits "B" and "C" of said Declaration by substituting Exhibits "A" and "B" attached hereto. For particulars see Document. (Affects foregoing premises and other property).	Nov. 11, 1975	Feb. 11, 1976 3:40PM	Harry Busbyourell
3167304	Declaration of Condominium Ownership by LaSalle National Bank, as Trustee, Trust Number 44883 and Triumvera Inc., an Illinois corporation, for Triumvera #2 Townhome Condominium, and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Exhibits "A", "B", "C", "D", "E" and "F" attached).	June 10, 1980	June 30, 1980 2:58PM	Harry Busbyourell
3167307 In Duplicate	Mortgage from Thomas A. Lee and Deborah J. C. Lee, to First Western Mortgage Corporation, a corporation to secure note in the sum of \$66,000.00 payable as therein stated. For particulars see Document. (Rider attached)	June 10, 1980	June 30, 1980 2:59PM	Harry Busbyourell
3371662 271980-85 In Duplicate	Subject to General Taxes levied in the year 1985. Assignment from First Western Mortgage Corporation, an Illinois Corporation to Allstate Enterprises Mortgage Corporation of Mortgage and Note registered as Document Number 3371662. For particulars see Document.	May 18, 1984	May 18, 1984 2:32PM	Harry Busbyourell Harry Busbyourell
3487123	Mortgagee's Duplicate Certificate 683996 issued 12/31/85 on Mortgage 3371662.	May 18, 1984	Dec. 31, 1985 2:21PM	Harry Busbyourell Harry Busbyourell
271980-89	General Taxes for the year 1988. Subject to General Taxes levied in the year 1989. SUBJECT TO UNITED STATES FEDERAL TAX LIEN, AGAINST DEBORAH JEAN LEE, RECORDED AS DOCUMENT NUMBER 87467445, IN THE AMOUNT OF \$18,288.60, AS SHOWN IN FEDERAL TAX LIEN SEARCH ATTACHED TO DOCUMENT NUMBER 3775888. (Authorization by L. Friedman to show said Federal Tax Lien affixed hereto). SUBJECT TO POSSIBLE UNITED STATES FEDERAL TAX LIENS, AS SHOWN IN FEDERAL TAX LIEN SEARCH ATTACHED TO DOCUMENT NUMBER 3775888. (Authorization by L. Friedman to show said Federal Tax Lien affixed hereto).	2-27-89 MAY 18		Caroline Smith Caroline Smith Caroline Smith Caroline Smith Caroline Smith SEE RIDER

92682334

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VOLUME NUMBER: 2817-2 PAGE: 317
CERTIFICATE NUMBER: 1406633
OWNER: THOMAS A. LEE, ET UX.

RIDER

RIDER



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 REGISTERED PARTY
3775888	Lia Pendens Notice of Foreclosure entered in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, Case Number 89 CH 01334, entitled Sears Mortgage Corporation, f/k/a Allstate Enterprises Mortgage Corporation, Assignee of First Western Mortgage Corporation, -vs- Thomas A. Lee et al. dated February 21, 1989. For particulars see Document.		Feb. 27, 1989 11:59AM	<i>Carol M. Lee</i>
	<div>NAME OF INSTRUMENT <i>Judgment Order of Sale Order 3849589</i></div> <div>DEED <i>3849592</i></div> <div>NAME OF INSTRUMENT <i>Deed Mtg 3873332</i></div>	<div>12-28-89</div> <div>12-26-89</div> <div>4-16-90</div>		<i>Tony</i>

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CERTIFICATION OF CONDITION OF TITLE

Certificate Numbers: 1406633

Examiners: _____

Date: April 16, 1990

271980-89 Subject to General Taxes levied in the year 1989.

3849589 Certified Copy of Decree of Foreclosure and Sale, entered in the Circuit Court of Cook County, Illinois, Chancery Division, Case No. 89 CH 1339, Sheriff's No. 891406, entitled Sears Mortgage Corporation f/k/a Allstate Enterprises Mortgage Corporation, Assignee of First Western Mortgage Corporation vs. Thomas A. Lee, et al. For particulars see Document. (Order and Legal description rider attached)
Dec. 26, 1989

3849590 Sheriff's Certificate of Sale by James E. O'Grady, Sheriff of Cook County, entered in the Circuit Court of Cook County, Illinois, Chancery Division, Case No. 89 CH 1339, Sheriff's No. 891406, entitled Sears Mortgage Corporation, f/k/a Allstate Enterprises Mortgage Corporation, Assignee of First Western Mortgage Corporation vs. Thomas A. Lee, et al., in accordance with the decree entered in said cause and pursuant to notice as required by Law he sold foregoing premises to Sears Mortgage Corporation and said Purchaser will be entitled to a Deed for said real estate and premises. For particulars see Document.
Dec. 26, 1989

3849591 Certified Copy of Order entered in the Circuit Court of Cook County, Illinois, Chancery Division, Case No. 89 CH 1339, Sheriff's No. 891406, entitled Sears Mortgage Corporation, f/k/a Allstate Enterprises Mortgage Corporation, Assignee of First Western Mortgage Corporation vs. Thomas A. Lee, et al., approving and confirming Sheriff's Report of Sale and Distribution. For particulars see Document. (Attached is direction to register Document No. 3849591 on Certificate No. 1406633)
Dec. 26, 1989

SUBJECT TO POSSIBLE UNITED STATES FEDERAL TAX LIENS, AS SHOWN IN FEDERAL TAX LIEN SEARCH ATTACHED TO DOCUMENT NO. 3849592. (Authorization by Lawrence Friedman to show said Federal Tax Lien affixed hereto).

SAM

Page 1 of 2

RECORDED DOC. # _____

FORM 3002

92682334

AB

UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK'S OFFICE
JAN 1 1981

Property of Cook County Clerk's Office

92682334

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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1405633

3849592

Sheriff's Deed from James E. O'Grady, Sheriff of Cook County, Illinois, Sheriff's No. 891406, to Sears Mortgage Corporation. Conveys foregoing premises pursuant to Decree, Case No. 89 CH 01339. (Attached is Letter of Opinion by LeRoy W. Lamke, Examiner of Titles) (Legal description attached)
Dec. 26, 1989

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 April 28, 1989 and Order Approving Sheriff's Sale and Report of Distribution dated November 2, 1989 in the Circuit Court of Cook County, Illinois, Case No. 89 CH 1339, and entitled Sears Mortgage Corporation f/k/a Allstate Enterprises Mortgage Corporation, Assignee of First Western Mortgage Corporation vs. Thomas A. Lee; Deborah J. C. Lee; United States of America, under Revenue Lien recorded August 25, 1987, as Document Number 8746744; Unknown Tenants and Unknown Owners, et al.

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 for Foreclosure entered April 28, 1989 and Order Approving Sheriff's Sale and Report of Distribution dated November 2, 1989 in the Circuit Court of Cook County, Illinois, Case No. 89 CH 1339, and entitled Sears Mortgage Corporation f/k/a Allstate Enterprises Mortgage Corporation, Assignee of First Western Mortgage Corporation vs. Thomas A. Lee; Deborah J. C. Lee; United States of America, under Revenue Lien recorded August 25, 1987, as Document Number 8746744; Unknown Tenants and Unknown Owners, et al.

92682334

271989-90

General Taxes for the year 1989. 1st Inst Pd., 2nd Inst. Not Pd.
Subject to General Taxes levied in the year 1990.

3873332

Special Warranty Deed in favor of Harold Kornick, et ux. Conveys foregoing premises. (Legal description attached)
Apr. 16, 1990

3873333

Mortgage from Harold Kornick and Marlene Kornick, to Midland Financial Mortgages, Inc., of the State of Iowa, to secure note in the sum of \$85,000.00, payable as therein stated. For particulars see Document. (Legal description attached) (Riders attached)
Apr. 16, 1990

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Property of Cook County Clerk's Office

DEPT-11 RECORD - T \$29.00
145555 TRAN 5510 09/15/92 13:30:00
45757 E *-92-682334
COOK COUNTY RECORDER

9-92-682334