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MAR 23 1990

CERTIFICATE NO 1256480
OWNER SUDHIN KUMAR, ET UX.

CERTIFICATE OF TITLE

927-2407

Date Of First Registration

AUGUST TWENTY THIRD (23rd), 1992

TRANSFERRED FROM
CERTIFICATE NO 122529
ETS

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

SUDHIN KUMAR AND JYOTSNA K. KUMAR
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the 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 Follows:

DESCRIPTION OF PROPERTY

An Undivided 198 1/2% interest in premises hereinafter described (excepting therefrom the property comprising those Units and parts of Units lying within said premises as said Units are delineated on Survey attached to and made a part of Declaration of Condominium Ownership registered on the 25th day of December, 1979, as Instrument Number 3137378.

Said premises being described as follows: That part of the land described in Document Number 3137372 falling in the East Twenty-Five (25) feet of LOT NINE (9) in Assessor's Division of the South Half (S) and the East One Hundred (100) feet of the North Half (N) of Block Twenty-One (21) in Chicago's Addition to Chicago in Section 10, Township 39 North, Range 18, East of the Third Principal Meridian.

NOTE: OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 1203 DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY, WHICH IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

17-10-133-032-1147
535 N. Michigan

RECORD
T#5555 18AM 7412 10/06/92 10:11:00 \$25.50
#1222 # E *-92-742407
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

this _____ day of MARCH A. D. 1990

U.S. GOVERN

Registrar of Titles, Cook County, Illinois.

Talwar & Associates
308 S. Franklin #1100
Chicago, Ill. 60604

Handwritten signature

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 REGISTRAR
26479-80	General Taxes for the year 1977. Subject to General Taxes levied in the year 1977. Effect of Notice of Recital contained in Deed registered as Document No. 2738177, as follows: Subject to Grant from Michigan Terrace Corporation, a corporation of Illinois, to Commonwealth Edison Company, a corporation of Illinois, dated February 26, 1962 and recorded March 3, 1962 as Document 18813682 of an easement to construct, install, operate, use, remove, renew, and maintain a portion of the underground concrete transformer vault and appurtenant facilities for the transmission and distribution of electrical energy in and under the East 39 feet of the West 70 feet of the South 29 feet of Lot 9.			Selma E. Olsen Selma E. Olsen
In Duplicate	Declaration of Zoning Restrictions by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Number 47105, declaring that the restrictions herein set forth shall apply to the Commercial Parcel for the benefit of the owners of all or any part of the Residential Parcel and the Residential Parcel for the benefit of the Commercial Parcel to comply with all applicable laws, etc., of all governmental units having jurisdiction over same; the terms and provisions of this Declaration may be amended only by an instrument in writing executed by all the owners of the Residential Parcel and of the Commercial Parcel. (Affects foregoing property and other property). (Exhibits "A", "B" and "C" attached).			Selma E. Olsen
3137371	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 48145, for 333 N. Michigan Ave. Condominium, and the rights, easements, restrictions, agreements, reservations, covenants and by-laws thereon contained. For particulars see Document. (The First National Bank of Chicago, a national banking association, Republic Realty Mortgage Corporation, a Delaware corporation, Warner Retirement Master Trust and S. J. P. Development, Inc., an Illinois corporation, consents to said Declaration). (Exhibits "A", "B" and "C" attached). (Affects foregoing property and other property).	Dec. 13, 1979	Dec. 20, 1979 2:50PM	Selma E. Olsen
3137378	Declaration by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, under Trust Number 47105 (the "Commercial Property Trustee") and American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, under Trust Number 48145 (the "Residential Property Trustee"), herein collectively referred to as "Declarants," declaring easements, covenants, restrictions, burdens, uses, privileges and charges which shall run with the land and inure to the benefit of and be binding upon Declarants and each subsequent holder of any interest in any portion of foregoing property and other property and their heirs, successors, personal representatives and assigns. For particulars see Document. (Consents of Mortgagees, the First National Bank of Chicago, Republic Realty Mortgage Corporation and The Warner Retirement Master Trust to said Declaration attached). (Exhibits "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" and "K" attached).	Dec. 13, 1979	Dec. 20, 1979 2:31PM	Selma E. Olsen
In Duplicate				
3138565	Mortgage from Sujin Kumar and Jyotsna K. Kumar, to Continental Illinois National Bank and Trust Company of Chicago, a corporation, to secure their note in the amount of \$40,000.00 payable as therein stated. For particulars see Document. (Affects foregoing property and other property). (Legal Rider and Condominium Rider attached).	Dec. 13, 1979	Dec. 20, 1979 2:43PM	Selma E. Olsen
3148702	Mortgage's Duplicate Certificate 677110 issued 3-5-80 on Mortgage 3148702.	Dec. 29, 1979	Mar. 5, 1980 4:10PM	Selma E. Olsen Selma E. Olsen
263679-86	General Taxes for the year 1980. 1st Inst. Paid, 2nd Inst. Paid on Account \$1,328.42, Balance Due \$293.20. C of E 00346. General Taxes for the year 1985. PAID. Subject to General Taxes levied in the year 1986. Assignment from Continental Illinois National Bank and Trust Company of Chicago, a National Banking Association, to Talmor National Banking Association, of Mortgage and Note registered as Document No. 3148702. For particulars see Document. (Legal description rider attached)	May 1, 1986	Nov. 26, 1986 2:12PM	Selma E. Olsen Selma E. Olsen 92742407
In Duplicate				
3570852				Selma E. Olsen

Lead, Mdey 3921469-470 11/24/90

Release # 3938354	Paul
Deed 4007639 11-1-91	

Tony

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CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1256480

Examiners: _____

Date: NOVEMBER 1, 1991

263679-90 Subject to General Taxes levied in the year 1990.

3921469 Warranty Deed in favor of Robert S. Hemmings and Sara P. Hemmings, his wife. In Joint Tenancy. Conveys foregoing property and other property. (Legal Description attached)
Oct. 24, 1990

3921470 Mortgage from Robert E. Hemmings and Sara P. Hemmings, to Bell Federal Savings And Loan Association of the United States of America, to secure note in the sum of \$40,000.00, payable as therein stated. For particulars see Document. (Affects foregoing property and other property) (Riders attached)
Oct. 24, 1990

263679-90 Subject to General Taxes levied in the year 1990.

3933354 Release Deed in favor of Sudhir Kumar, et ux. Releases Document Number 3148702. (Legal Description attached) (Also cancels Document Number 3570852)
Dec. 18, 1990

263679-91 Subject to General Taxes levied in the year 1991.

4007638 Warranty Deed in favor of Nancy Moctezuma. (Divorced and not remarried) Conveys foregoing property. (Legal Description attached)
Nov. 1, 1991

LAG
J

RECORDED DOC. # _____

FORM 3002

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Property of Cook County Clerk's Office

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