

# UNOFFICIAL COPY

## CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1269488 92920306

Examiner: \_\_\_\_\_

Date: December 19, 1990

- 245176-87      General Taxes for the year 1986. 1st Inst. Pd., 2nd  
                  Inst. Not Pd.  
                  Subject to General Taxes levied in the year 1987.
- 3613820      Affidavit by Martin A. Jackson and Sharnell S. Jackson  
                  as to the loss of Owners Duplicate Certificate of Title  
                  Number 1269488. (Legal description attached)  
                  May 5, 1987
- 3613821      Warranty Deed in favor of Denise Dahms Gleasoner and  
                  Mark Gleasoner, her husband. Conveys foregoing premises.  
                  (Legal description attached)  
                  May 5, 1987
- 3613822      Mortgage from Denise Dahms Gleasoner and Mark Gleasoner,  
                  to Commonwealth Mortgage Company of America, L.P. of  
                  Delaware, to secure note in the sum of \$61,900.00,  
                  payable as therein stated. For particulars see Document.  
                  (Legal description and Rider attached)  
                  May 5, 1987
- 245176-87      General Taxes for the year 1986. 1st Inst. Pd., 2nd  
                  Inst. Not Pd.  
                  Subject to General Taxes levied in the year 1987.
- 3647744      Release Deed in favor of Martin A. Jackson, et ux.  
                  Releases Document Nos. 3094429 and 3094430.  
                  Aug. 31, 1987
- 245176-89      General Taxes for the year 1988. 1st Inst. Pd., 2nd  
                  Inst. Not Pd.  
                  Subject to General Taxes levied in the year 1988.
- 3778800      Warranty Deed in favor of James R. Yester and Joelle  
                  L. Yester, husband and wife. Conveys foregoing premises  
                  Mar. 13, 1989
- 3778801      Mortgage from James R. Yester and Joelle L. Yester, to  
                  Ameristar Financial Corporation, a Corporation, to secure  
                  note in the sum of \$72,450.00, payable as therein stated.  
                  For particulars see Document. (Rider attached)  
                  Mar. 13, 1989

SAM

Page 1 of 2

RECORDED DOC. # \_\_\_\_\_

FORM 3002

92920306

# UNOFFICIAL COPY

1269488

92920306

- 245176-89      General Taxes for the year 1988. 1st Inst. Pd., 2nd  
                  Inst. Not Pd.  
                  Subject to General Taxes levied in the year 1989.
- 3820247        Assignment from Commonwealth Mortgage Company of  
                  America, LP, acting by and through Commonwealth Mortgage  
                  Corporation of America, its sole general partner, to  
                  Carteret Savings Bank, FA, a Federally Chartered Savings  
                  Bank, of Mortgage and Note registered as Document No.  
                  3613822. For particulars see Document. (Legal description  
                  attached)  
                  Aug. 25, 1989
- 245176-89      Subject to General Taxes levied in the year 1989.
- 3846115        Assignment from Ameristar Financial Corporation, to  
                  First National Bank, of Mortgage and Note registered as  
                  Document No. 3778801. For particulars see Document.  
                  (Legal description attached)  
                  Dec. 8, 1989
- 245176-90      Subject to General Taxes levied in the year 1990.
- 3933742        Warranty Deed in favor of Pankaj C. Patel. Conveys  
                  foregoing premises. (Legal description attached)  
                  Dec. 19, 1990
- 3933743        Mortgage from Pankaj C. Patel to Homeland Mortgage  
                  Company of the State of Delaware, to secure note in  
                  the sum of \$83,400.00, payable as therein stated.  
                  For particulars see Document. (Rider attached)  
                  Dec. 19, 1990
- 3933744        Assignment from Homeland Mortgage Company of the State  
                  of Delaware, to Fleet Mortgage Corporation, of Mortgage  
                  and Note registered as Document No. 3933743. For  
                  particulars see Document.  
                  Dec. 19, 1990

SAM

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C.M.W.

92920306

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Property of Cook County Clerk's Office

1981

**CERTIFICATE  
OF TITLE**

92920306

Date Of First Registration

JULY NINTH (9th), 1918

TRANSFERRED FROM  
CERTIFICATE NO. 1182367

STATE OF ILLINOIS }  
COOK COUNTY }

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

MARTIN A. JACKSON AND SHARNELL S. JACKSON  
(Married to each other)  
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the VILLAGE OF HOFFMAN ESTATES County of COOK and State of ILLINOIS

ARE the owner s 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 143 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, 1979 as Document Number 2660814

ITEM 2.

An Undivided .2772% 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 West  
Half (1/2) of the Southeast Quarter (1/4) of Section 18, Township 41 North, Range 10 East of the  
Third Principal Meridian.

DEPT-11 \$27.00  
T187777 TRAN 5755 12/01/92 09:14:00  
#3580 # 92-920306  
COOK COUNTY RECORDER

Box 116

07-18-404-153-1143

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

Witness My hand and Official Seal

this TWENTY SEVENTH (27th) day of JULY A. D. 1979

7-27-79 LCN

Sidney R. Olsen  
Registrar of Titles, Cook County, Illinois

92920306

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Property of Cook County Clerk's Office

52078208

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General Taxes for the year 1978.  
Subject to General Taxes levied in the year 1979.

Declaration by Levitt and Sons, Incorporated, a Delaware Corporation, (herein referred to as "Developer"), declaring that all lots, places, 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 hereinafter), with the powers of administering and enforcing the covenants and restrictions, providing for party walls and easements therefor, and and charges herein created, provides for incorporation of a Not-for-profit Association, with the powers of maintaining and administering the assessments and charges herein 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, and easements and restrictions by the Association, or the Owner of any land 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).  
Oct. 13, 1971

2596889

Subject to an easement for ingress and egress herein declared, 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 1 and 2 and any additional Units thereof which may hereafter be created. For particulars see Plat Document, 2658600.

Dec. 3, 1971 2:53PM

In Duplicate

Amendment to Declaration registered on December 3, 1971, as Document Number 2596889, by Levitt and Sons, Inc., a Delaware Corporation, amending said Declaration by submitting Lots in Sheffield Manor Unit 2 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 "A" attached).

Nov. 17, 1972 2:03PM

2660813

Declaration of Condominium Ownership and the rights, easements, restrictions, agreements, reservations and covenants therein contained, amending and 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.

Nov. 17, 1972 2:03PM

2660814

Fourth Amendment to Declaration of Condominium Ownership registered as Document Number 2660814 executed by Levitt Residential Communities, Inc., annexing and adding additional property to said Declaration with right attached hereto as Exhibits I and II, and reducing the percentage of the common elements as herein set forth on Exhibit B attached hereto. Robert T. Cralp attorney-in-fact for unit owners, consents to this Amendment. For particulars see Document. (Affects Lots 125 to 136, both inclusive, in Sheffield Manor - Unit Two aforesaid).

Sept. 25, 1973 11:54AM

2718614

Eighteenth and Final Amendment to Declaration of Condominium Ownership for Sheffield Manor. Schaumburg, Illinois, registered on November 17, 1972 as Document Number 2660814, 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.

Oct. 4, 1977 3:30PM

271800

Mortgage from Martin A. Jackson and Sharnell S. Jackson, to Talman Federal Savings and Loan Association of Chicago, a corporation of the United States, in the amount of \$45,000.00, payable as therein stated. For particulars see Document. (Legal Rider attached).

Sept. 30, 1977  
May 11, 1979

May 30, 1979 4:13PM

(ALSO RE-REGISTER AS DOCUMENT NUMBER 2685102).





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50987808

Property of Cook County Clerk's Office





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DOCUMENT NO. NATURE AND TERMS OF DOCUMENT DATE OF DOCUMENT DATE OF REGISTRATION YEAR-MONTH-DAY HOUR SIGNATURE

In Duplicate

1094430

Assignment of Debts from Martin A. Jackson and Marjorie S. Jackson, to  
Talmadge Loan Association of Chicago, a corporation  
of the United States. For particulars see Document. (Legal Rider attached).  
May 11, 1979

May 30, 1979 4:13 PM

Mortgage Certificate 628690 Issued 7-27-79 on Mortgage 1094429.

FORM OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING	15 87
Deed	30977744	8-31-87	
Deed	3728800-8d	8/25/87	
Deed	384477	12-3-87	
Deed	3913142	10/14/87	

3-13-89

9008

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Office

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