

JAN 20 1989

CERTIFICATE OF TITLE

6433

92963766

Date Of First Registration

JANUARY EIGHTH (8TH), 1925

TRANSFERRED FROM CERTIFICATE NO. 1015677

STATE OF ILLINOIS }
COOK COUNTY }

I *Carol Mosley Braun* Registrar of Titles and for said County, in the State aforesaid, do hereby certify the

TONI R. EATON
(Divorced and Not Remarried)

of the VILLAGE OF PALATINE County of COOK and State of ILLINOIS
is the owner of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

PARCEL #15:

That part of the Northwest Quarter (1/4) of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the said Northwest Quarter (1/4) thence Westward along the South line of the said Northwest Quarter (1/4) South 33 degrees 30 minutes 00 seconds West, a distance of 717.57 feet; thence North 00 degrees 30 minutes 00 seconds West, a distance of 321.21 feet to the point of beginning; thence North 45 degrees 30 minutes 00 seconds West, a distance of 33.71 feet; thence South 44 degrees 30 minutes 00 seconds West, a distance of 10.48 feet; thence North 45 degrees 30 minutes 00 seconds West, a distance of 39.83 feet; thence North 44 degrees 30 minutes 00 seconds East, a distance of 10.58 feet; thence South 45 degrees 30 minutes 00 seconds East, a distance of 9.04 feet; thence North 44 degrees 30 minutes 00 seconds East, a distance of 16.79 feet; thence South 45 degrees 30 minutes 00 seconds East, a distance of 43.00 feet; thence South 44 degrees 30 minutes 00 seconds West, a distance of 16.79 feet to the point of beginning.

02-12-109-059

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

Witness My hand and Official Seal

this EIGHTH (8TH) day of JUNE 1989

6-8-87 JCT

[Signature]

Carol Mosley Braun

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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
255337-37	General Taxes for the year 1984. 1st Inst. paid. 2nd Inst. not paid. Subject to General Taxes levied in the year 1987. Title to condition contained in Deed registered as Document Number 2507393, that no more than 144 three-story apartment units and no more than 72 two-story garden apartment units shall be erected on premises described in said Deed, and in the event of a violation of this covenant, title to the property subject to said conveyance shall revert to the LaSalle National Bank, as Trustee, under Trust Number 33740 Grantor in said Deed. For particulars see Document. (Affects foregoing premises and other property). Subject to covenant running with the land to the effect that no more than 144 three-story apartment units and no more than 72 two-story garden apartment units shall be erected on the property described in Deed registered as Document Number 2507393, and in the event of violation thereof there shall be a reverter, as shown in Deed registered as Document Number 2507393. For particulars see Document. (Affects foregoing premises and other property).			<i>Carol</i>
In Duplicate	Declaration of Protective Covenants by Wheeling Trust and Savings Bank, as Trustee, Trust Number 74-296 (herein referred to as "Trustee") and Cunningham Courts Townhomes, Inc. (herein referred to as "Developer") jointly referred to as "Declarant" declaring covenants, restrictions, easements, charges and liens on premises described in Exhibit "A" attached hereto and made a part hereof; covenants described herein shall run with the land and shall inure to the benefit of and be binding on the Declarant, its successors and assigns, etc., said covenants and restrictions shall run with the land for a term of 20 years from November 3, 1975, after which time they shall be automatically extended for successive periods of 10 years, subject to the rights of the Association, herein called Cunningham Courts Homeowners Association, an Illinois not-for-profit corporation; also contains provision for amendments to subject additional properties to said covenants, restrictions, etc. For particulars see Document. (Exhibits "A" and "B" attached hereto and made a part hereof).			<i>Carol</i>
2838965	Addendum to Declaration of Protective Covenants by Wheeling Trust and Savings Bank, as Trustee, under Trust No. 74-296, herein referred to as "Trustee" and Cunningham Courts Townhomes, Inc., herein referred to as "Developer" and jointly referred to as "Declarant" wherein the parties hereby declare that the Declaration of Protective Covenants registered as Document Number 2838965 be specifically amended and modified in accordance with the terms and conditions herein set forth and said parties grant an easement for ingress and egress to and from public roads upon, over and along the property described herein, under provisions and reservations herein contained. For particulars see Document. (Consented to and approved by First Charter Service Corporation). (Affects foregoing premises and other property.) (Attached is direction to register Document Number 2838113 on Certificate Number 1203227).	Oct. 27, 1975	Nov. 3, 1975 11:18PM	<i>Carol</i>
2838113	Grant of Easement by owners and mortgagees of premises described in Exhibit "A" (herein referred to as "Grantor") and Wheeling Trust and Savings Bank, as Trustee, Trust Number 74-296, Cunningham Courts Townhomes, Inc., an Illinois corporation and other individuals and entities holding an interest in property described in Exhibit "C" (herein referred to as "Grantee") wherein Grantor grants to the Grantee, a non-exclusive easement appurtenant to and running with the land for ingress and egress by pedestrian and vehicular traffic over, upon and along two parts of the Easement Parcel as described in Exhibit "B" which are paved for roadway, for the benefit and common use of all the present and future owners, purchasers, mortgagees, tenants, occupants, etc., of Exhibit "C" aforesaid; subject to the rights, obligations, reservations, terms, conditions contained herein. For particulars see Document. (Exhibits "A", "B" and "C" attached hereto and made a part hereof).	Nov. 2, 1975	Feb. 2, 1976 9:35AM	<i>Carol</i>
290238	First Supplementary Declaration of Protective Covenants by Wheeling Trust and Savings Bank, as Trustee, Trust Number 74-296, ("Trustee") and Cunningham Courts Townhomes, Inc., ("Developer") subjecting premises described in Exhibit "A" to Declaration of Protective Covenants registered as Document Number 2838965; and declaring that premises described in Exhibit "B" is designated "Common Properties", and further amending said Declaration as herein set forth. For particulars see Document. (Exhibits "A" and "B" attached hereto and made a part hereof). (Affects foregoing premises and other property).	July, 1976	Oct. 15, 1976 11:46PM	<i>Carol</i>
In Duplicate	Mortgage from William F. Compton and Berit K. Compton, to First Federal Savings & Loan Association of Chicago, a corporation of the United States, to secure their note in the sum of \$56,720.00, payable as therein stated. For particulars see Document. (Legal rider attached).	Aug. 8, 1976	Oct. 15, 1976 9:55PM	<i>Carol</i>
3065630	Mortgagee's Duplicate Certificate 624558 issued 3-19-79 on Mortgage 3065630.	Nov. 24, 1978	Dec. 13, 1978 11:31AM	<i>Carol</i>
In Duplicate	Mortgage from JAMES the Talman Home Federal Savings and Loan Association of Illinois, to secure note in the sum of \$55,500.00, payable as therein stated. For particulars see Document. (Riders attached).			<i>Carol</i>
3381774	Mortgage from Toni R. Eaton, to Margaretten & Company, Inc., a corporation of the State of New Jersey, to secure note in the sum of \$53,128.00, payable as therein stated. For particulars see Document. (Riders attached hereto and made a part hereof).	July 6, 1984	July 8, 1984 11:15AM	<i>Carol</i>
In Duplicate	General Taxes for the year 1987. Subject to General Taxes levied in the year 1988. Release Deed in favor of Juanita B. Remick. Releases Document Number 3381774. (Legal description attached).	June 5, 1987	June 5, 1987 11:07AM	<i>Carol</i>
3623530				<i>Carol</i>
255337-33				<i>Carol</i>
3620658			Jan 13, 1988 10:00AM	<i>Carol</i>

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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 REGISTRAR
1477413-49	General Taxes for the year 1989, 1st Installment Paid, 2nd Installment Not Paid. Subject to General Taxes levied in the year 1989. Assignment from Margaretten A. Company, Inc., a New Jersey corporation, to Netmar Financial, Inc., of Mortgage and Note recorded as Document Number 3623830. For particulars see Document. (Legal description attached hereto and made a part hereof).	Oct. 12, 1989	Nov. 17, 1989 10:00	

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