

Subject to building set back lines as shown on Plat registered as Document Number 3620381. For particulars see Document.

Subject to public utility and drainage easement contained in Plat registered as Document Number 3620381, in favor of Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company, The Village of Arlington Heights and Cablene, Inc., their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas and cable T.V., etc., as herein reserved and granted. For particulars see Document.

Subject to emergency access easement as shown on Plat registered as Document Number 3620381. For particulars see Document.

Notice and Claim for Mechanics' Lien by Edward Hines Lumber Co., against Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578, owner and Lawrence Telschow, subcontractor, filed in the Office of the Registrar of Titles of Cook County, to furnish lumber and building materials, etc., in the amount of \$8,699.28 with interest. For particulars see Document.

May 14, 1987

3616609

General Taxes for the year 1990, 1st inst. Paid, 2nd inst. Not Paid. Subject to General Taxes levied in the year 1991.

279003-91

UNIT 23-1629 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered as Document Number 3626520; together with its undivided percentage of interest in and to the following described premises:

Lot One (1) in Arlington on the Ponds I, being a subdivision in the Northwest Quarter (1/4) of Section 21, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, on May 27, 1987, as Document Number 3620381.

CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1451031

Examiner: *Barbara L. Carlin*

Date: January 16, 1992

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92032178

DEPT-01 RECORDING \$33.00
 145555 TRAN 7288 01/16/92 15:07:00
 *48422 ÷ E *--92-032178
 CDDK COUNTY RECORDER

Handwritten marks:
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 33
 33

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Property of Cook County Clerk's Office

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1451031

- 3626516 Onsite Utility Maintenance Agreement between The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, and The Village of Arlington Heights, Illinois, wherein parties agree that Trustee will maintain all sanitary sewers, storm sewers, watermains, storm water detention basins and their appurtenances on property described herein, in accordance with the rules and regulations of the Village of Arlington Heights. For particulars see Document.
June 16, 1987
- 3626518 Release of Claims and Liability by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, releasing and holding harmless, now and forever, the Village of Arlington Heights, its successors and assigns, all claims, damages, injuries and demands arising out of the construction and maintenance of retention basin (lake), etc., on property described herein. For particulars see Document. (Affects foregoing premises and other property).
June 16, 1987
- 3626519 Declaration of Easement by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, of a perpetual reciprocal easement over property described in Exhibits A and B, attached hereto, for storm sewer, water main, drainage and storm water retention, etc. For particulars see Document. (Plat of Survey attached) (Affects foregoing premises and other property)
June 16, 1987
- 3626520 Declaration of Condominium Ownership by the Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, for Arlington on the Ponds (South) Condominium and the rights, easements, restrictions, agreements, reservations and covenants therein contained. For particulars see Document. (Exhibits A, B, C, D, E and F attached)
June 16, 1987
- 3642525 Trustee's Deed from The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578, in favor of Robert A. Lubecker and Carole A. Lubecker. Conveys Unit 23-1629 of foregoing premises.
August 11, 1987
- 3642526 Mortgage from Robert A. Lubecker and Carole A. Lubecker, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$119,000.00, payable as therein stated. For particulars see Document. (Legal description and Rider attached)
Aug. 11, 1987
- 3809315 Mortgage from Robert A. Lubecker and Carole A. Lubecker, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$35,200.00, payable as therein stated. For particulars see Document. (Legal description and Rider attached)
July 13, 1989

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1451031

- 3841535 Eighth and Final Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 362520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document.
Nov. 20, 1989
- 3974367 Assignment from The Resolution Trust Corporation, as Receiver of Arlington Heights Savings Association, F. A., to Citibank, of Mortgage and Note registered as Document Number 3642526. For particulars see Document.
June 21, 1991
- 3974368 Assignment from The Resolution Trust Corporation, as Receiver of Arlington Heights Savings Association, F. A., to Deerfield Federal Savings & Loan Association, of Mortgage and Note registered as Document Number 3809315. For particulars see Document.
June 21, 1991

Page 3 of 3
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CERTIFICATION OF CONDITION
OF TITLE

Master Certificate Number : 1451031 Arlington on the Ponds (South)

Examiner: G. DUNN L. W. BILBA

3615237 Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3516814. (Legal description attached)
May 8, 1987

3616609 Notice and Claim for Mechanics' Lien by Edward Hines Lumber Co., against Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578, owner and Lawrence Telschow, subcontractor, filed in the Office of the Registrar of Titles of Cook County, to furnish lumber and building materials, etc., in the amount of \$8,699.28 with interest. For particulars see Document.
May 14, 1987
FOR RECORDING \$23.00
T45555 TRAN 7288 01/16/92 15:08:00
48423 + E * - 92 - 032178
COOK COUNTY RECORDER

3620378 Release Deed in favor of Gerald A. Schroeder, et ux. Releases Document Numbers 3068763 and 3278611. (Refusal to Act attached)
May 27, 1987

3620379 Release Deed in favor of Gerald A. Schroeder, et ux. Releases Document Number 3318384.
May 27, 1987

3620380 Plat of Dedication by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, dedicating the South 40 feet of foregoing premises for roadway purposes. For particulars see Document. (Affidavit and Certification of Ordinance and Resolution attached)
May 27, 1987

3620381 Plat subdividing foregoing premises into Lot 1 in Arlington on the Ponds I, etc. For particulars see Document. (Certification of Ordinance and Resolution attached).
May 27, 1987

Subject to building set back lines as shown on Plat registered as Document Number 3620381. For particulars see Document.

Subject to public utility and drainage easement contained in Plat registered as Document Number 3620381, in favor of Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company, the Village of Arlington Heights and Cablenet, Inc., their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas and cable T.V., etc., as herein reserved and granted. For particulars see Document.

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Master Certificate 163109

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Subject to emergency access easement as shown on Plat registered as Document Number 3620381. For particulars see Document.

- 3623627 Mortgage from The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$3,000,000.00, payable as therein stated. For particulars see Document. (Legal description as Rider "A" attached). (Affects part of foregoing premises)
June 5, 1987
- 3626515 Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3516874.
June 16, 1987
- 3626516 Onsite Utility Maintenance Agreement between The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, and The Village of Arlington Heights, Illinois, wherein parties agree that Trustee will maintain all sanitary sewers, storm sewers, watermains, storm water detention basins and their appurtenances on property described herein, in accordance with the rules and regulations of the Village of Arlington Heights. For particulars see Document.
June 16, 1987
- 3626518 Release of Claims and Liability by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, releasing and holding harmless, now and forever, the Village of Arlington Heights, its successors and assigns, all claims, damages, injuries and demands arising out of the construction and maintenance of retention basin (lake), etc., on property described herein. For particulars see Document. (Affects foregoing premises and other property).
June 16, 1987
- 3626519 Declaration of Easement by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, of a perpetual reciprocal easement over property described in Exhibits A and B, attached hereto, for storm sewer, water main, drainage and storm water retention, etc. For particulars see Document. (Plat of Survey attached). (Affects foregoing premises and other property)
June 16, 1987
- 3626520 Declaration of Condominium Ownership by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, for Arlington on the Ponds (South) Condominium and the rights, easements, restrictions, agreements, reservations and covenants therein contained. For particulars see Document. (Exhibits A, B, C, D, E and F attached) (Creates 38 Units in Buildings 16, 17, 18, 19, 20, 21, 22, 23 and 24).
June 16, 1987

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Master Certificate 1451031

- 3633849 Additional Advance Agreement by and between The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578 (Mortgagor) and Arlington Heights Federal Savings and Loan Association advancing Mortgagor an additional advance in the amount of \$60,000.00 as provided for in Mortgage registered as Document Number 3516815, under terms, covenants and agreements herein contained. For particulars see Document. (Legal Description Rider attached). (Affects part of foregoing premises).
July 10, 1987
- 3646974 First Amendment to Declaration by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 362520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 16 Units in Buildings 13, 14 and 15).
August 27, 1987
- 3661857 Modification Agreement by and between The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578 and Arlington Heights Federal Savings and Loan Association modifying Mortgage and Note registered as Document Number 3623627 as herein set forth. For particulars see Document. (Legal Description Rider attached).
Oct. 23, 1987
- 3678274 Mortgage from The Bank and Trust Company of Arlington Heights, a corporation, as Trustee under Trust Number 3578 to Arlington Heights Federal Savings and Loan Association, a corporation of the United States of America, to secure note in the sum of \$1,624,000.00, payable as therein stated. For particulars see Document. (Legal Description Rider attached).
Dec. 31, 1987
- 3707977 Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee under Trust Number 3578. Releases Document Number 3516814. (Legal Description Rider attached).
May 13, 1988
- 3712950 Release Deed in favor of The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578. Releases Document Number 3594629. (Legal Description Rider attached).
June 3, 1988
- 3712952 Second Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-A11, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 362520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 6 Units in Building 8).
June 3, 1988

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Master Certificate 1451031

- 3732851 Third Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 362520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 4 Units in Building 7).
August 19, 1988
- 3735638 Trustee's Indenture of Succession in Trust in favor of NBD Trust Company of Illinois, an Illinois corporation, as Successor Trustee under Trust Number 3578-AH. Conveys part of foregoing premises. (Legal Description Rider, Exhibit A and Copy of Plats attached).
Aug. 19 1988
- 3735639 Mortgage from NBD Bank and Trust Company of Illinois, as Trustee, Trust Number 3573-AH, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$2,151,000.00, payable as therein stated. For particulars see Document. (Legal description rider attached). (Affects part of foregoing premises).
Aug. 30, 1988
- 3741015 Certificate of Amendment by William C. Harris, Commissioner of Banks and Trust Companies of the State of Illinois, approving the amendment to change the name of The Bank & Trust Company of Arlington Heights to NBD Arlington Heights Bank, effective May 1, 1988. For particulars see Document. (Affects part of foregoing premises)
September 22, 1988
- 3741016 Trust Management Agreement between The Bank and Trust Company of Arlington Heights, (Bank) and NBD Trust Company of Illinois (Trust Company), wherein the Bank will merge into and transfer its business to the NBD Trust Company of Illinois. For particulars see Document. (Affects part of foregoing premises).
September 22, 1988
- 3741017 Fourth Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 6 Units in Building 6)
September 22, 1988

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Master Certificate 1951931

- 3755016 Fifth Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 362520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 20 Units in Buildings 25, 26, 27 and 28).
November 11, 1988
- 3759708 Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Numbers 3516874. (Legal description attached). (Affects foregoing premises and other property)
Dec. 12, 1988
- 3768308 Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3623627. (Legal description attached)
Jan. 20, 1989
- 3768310 Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3678274. (Legal description attached).
Jan. 20, 1989
- 3778944 Trust Management Agreement between The Bank and Trust Company of Arlington Heights, (Bank) and NBD Trust Company of Illinois (Trust Company), wherein the Bank will merge into and transfer its business to the NBD Trust Company of Illinois. For particulars see Document. (Affects part of foregoing premises).
March 13, 1989
- 3778945 Mortgage from NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$3,800,000.00, payable as therein stated. For particulars see Document. (Legal description attached). (Affects part of foregoing premises).
March 13, 1989
- 3799158 Sixth Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 362520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 12 Units in Buildings 4 and 30).
June 1, 1989

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Master Certificate 1451039

- 3828276 Seventh Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 362520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 25 Units in Buildings 2, 3, 5, 29 and 31)
September 27, 1989
- 3809315 Eighth and Final Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 362520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document.
Nov. 20, 1989

Property of Cook County Clerk's Office

APPLICATION NO 16498
DOCUMENT NO 1516811-R
APR 23 1987

VOLUME 2407-L PAGE 16
CERTIFICATE NO 1451031
OWNER THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS,
as Trustee, Trust No. 1578.

**CERTIFICATE
OF TITLE**

Date Of First Registration

MAY SEVENTH 1911, 1915

TRANSFERRED FROM 1451029
CERTIFICATE NO.

Handwritten signature

STATE OF ILLINOIS)
COOK COUNTY) ss. I Harry "Bus" Yourell Registrar of Titles in
and for said County, in the State aforesaid, do hereby certify that

THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, AN ILLINOIS CORPORATION, as
Trustee, under the provisions of a Trust Agreement dated the 18th day of
April, 1986 and known as Trust Number 1578.

VILLAGE OF ARLINGTON HEIGHTS 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

The S 1/4 of the NE 1/4 of the SW 1/4 of the NW 1/4 of the
Northwest Quarter (11) of Section 21, Township 42 North, Range 11, East of the
Third Principal Meridian, located that part shown on the map by Plat
No. 1451029 of Record in Volume 2407-L Page 16.

AB/ace

Handwritten signature

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

Witness My hand and Official Seal

this FIFTH 1987 day of MARCH 1987

AP 1-5-865

Form No. 1

Registrar of Titles, Cook County, Illinois.

92032178

MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

Table with columns: DOCUMENT NO, NATURE AND TERMS OF DOCUMENT, DATE OF DOCUMENT, DATE OF REGISTRATION, SIGNATURE OF REGISTRAR. Contains entries 219001-82 through 3594623.

Administrative tracking form with multiple rows and columns for document identification, dates, and signatures.

92032178

MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

DOCUMENT NO	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION		SIGNATURE OF REG
			YEAR-MONTH-DAY	HOOR	
1911	Deed, mte	7-15-87	67		
23-161	Deed, mte	7-15-87	67		
1915	Deed, mte	7-15-87	67		
1916	Deed, mte	7-15-87	67		
1917	Deed, mte	7-15-87	67		
1918	Deed, mte	7-15-87	67		
1919	Deed, mte	7-15-87	67		
1920	Deed, mte	7-15-87	67		
1921	Deed, mte	7-15-87	67		
1922	Deed, mte	7-15-87	67		
1923	Deed, mte	7-15-87	67		
1924	Deed, mte	7-15-87	67		
1925	Deed, mte	7-15-87	67		
1926	Deed, mte	7-15-87	67		
1927	Deed, mte	7-15-87	67		
1928	Deed, mte	7-15-87	67		
1929	Deed, mte	7-15-87	67		
1930	Deed, mte	7-15-87	67		
1931	Deed, mte	7-15-87	67		
1932	Deed, mte	7-15-87	67		
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1992	Deed, mte	7-15-87	67		
1993	Deed, mte	7-15-87	67		
1994	Deed, mte	7-15-87	67		
1995	Deed, mte	7-15-87	67		
1996	Deed, mte	7-15-87	67		
1997	Deed, mte	7-15-87	67		
1998	Deed, mte	7-15-87	67		
1999	Deed, mte	7-15-87	67		
2000	Deed, mte	7-15-87	67		

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MEMORIALS

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

Table with columns for Document No., Nature and Terms of Document, Date of Document, Date of Registration (Year, Month, Day, Hour), and Signature of Registrar. The table contains multiple rows of handwritten entries, including document numbers like 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The entries include various legal descriptions and dates.

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Property of Cook County Clerk's Office

MEMORIALS

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 REG.
32123	...	10-16-90		
32124	...	10-21-90		
32125	...	10-21-90		
32126	...	10-21-90		
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Property of Cook County Clerk's Office

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MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

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