

UNOFFICIAL COPY



92034057

NOT FOR RECORD
All the names in this Declaration are the names of the persons who have taken an oath to the State of Illinois and are subject to the laws of the State of Illinois and are not subject to the laws of any other State or Country.

MAY TWENTY SEVENTH (27th), 1912
1440225
XP

STATE OF ILLINOIS
COOK COUNTY
CAROL MOSELEY BRAUN

REGISTERAR OF TITLES IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT:

KARL R. BLUM
(Divorced and not remarried)

OF THE CITY OF PARK RIDGE COUNTY OF COOK AND STATE OF ILLINOIS

THE OWNER 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

509 as described in survey delineated on and attached to and a part of Declaration of Condominium Ownership registered on the 23rd day of February 1989 as Document Number 3977410

ITEM 2

1,496% 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, in Cook County, Illinois, more particularly 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 242259; thence Southeasterly along said Southwesterly right-of-way line a distance of 312.83 feet; thence Southwesterly at right angles to the last described line a distance of 26.67 feet to the point of beginning; thence Southeasterly at right angles to the last described line a distance of 32.33 feet; thence Southwesterly at right angles to the last described line a distance of 256.16 feet; thence Northwesterly at right angles to the last described line a distance of 17.67 feet; thence Southwesterly at right angles to the last described line a distance of 49.67 feet; thence Northwesterly at right angles to the last described line a distance of 12.67 feet; thence Northwesterly at right angles to the last described line a distance of 44.67 feet; thence Northwesterly at right angles to the last described line a distance of 24.99 feet; thence Northwesterly at right angles to the last described line a distance of 256.16 feet to the point of beginning. ALSO Commencing at the intersection of the North line of the South Half (1/2) of the Southeast Quarter of said Section 32 with the Southwesterly right-of-way line of Milwaukee Avenue as established by Document Number 242259; thence Southeasterly along said Southwesterly right-of-way line a distance of 312.83 feet; thence Southwesterly at right angles to the last described line a distance of 125.54 feet to the point of beginning; thence Northwesterly at right angles to the last described line a distance of 29.99 feet; thence Southwesterly at right angles to the last described line a distance of 19.99 feet; thence Northwesterly at right angles to the last described line a distance of 7.23 feet; thence Southwesterly at right angles to the last described line a distance of 5.59 feet; thence Southeasterly at right angles to the last described line a distance of 15.33 feet; thence Southwesterly at right angles to the last described line a distance of 23.49 feet; thence Southeasterly at right angles to the last described line a distance of 22.99 feet; thence Southwesterly at right angles to the last described line a distance of 19.32 feet; thence Southeasterly at right angles to the last described line a distance of 25.99 feet; thence Northwesterly at right angles to the last described line a distance of 122.61 feet to the point of beginning, extending therefrom the entire portion thereof lying above and extending upward from an inclined plane having an elevation of 664.9 feet above U. S. G.S. datum along the Northernly boundary thereof, and an elevation of 663.4 feet above said datum along the Southernly boundary thereof.

DEPT-01 RECORDING
75555 TRAN 7321 01/17/92 10:10:00
8499 E *-92-034057
COOK COUNTY RECORDER

Property Clerk's Office

92034057

KARL R. BLUM
3801 APPIAN WAY
UNIT 509
GREENVIEW, IL 60025

23 50

JECT TO THE ESTATE, EASEMENTS, ENCUMBRANCES AND CHARGES NOTED ON THIS CERTIFICATE

WITNESS MY HAND AND OFFICIAL SEAL THIS SEVENTEENTH (17TH) DAY OF FEBRUARY A.D. 1989
2-17-89 KM

REGISTRAR OF TITLES, COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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
271619-89 In Duplicate	<p>General Taxes for the year 1933. Subject to General Taxes levied in the year 1939.</p> <p>Grant in favor of Commonwealth Edison Company, and Illinois Bell Telephone Company, 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 approved by Owner or Owner's architect or representative, subject to the terms, responsibilities, covenants and agreements herein set forth. For particulars see Document. (Trustee's Rider attached hereto and made a part hereof). (Affects part of foregoing property and other property).</p>	Dec. 11, 1974	Jan. 9, 1974 12:57PM	<i>James H. Mason</i>
271627 In Duplicate	<p>Declaration by LaSalle National Bank, as Trustee, under Trust Number 44333, and Birloew 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).</p>	Dec. 11, 1974	Jan. 9, 1974 12:57PM	<i>James H. Mason</i>
275431 In Duplicate	<p>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 part of foregoing property and other property).</p>	May 22, 1974	May 23, 1974 3:52PM	<i>James H. Mason</i>
276231 In Duplicate	<p>Amendment to Declaration of Condominium Ownership for Triunvera Towers Condominium, by LaSalle National Bank, as Trustee under Trust Number 44333 (the "Trustee"), Birloew Development Corporation, an Illinois corporation (the "Developer"), and the Unit Owners whose names are subscribed hereto (the "Consenting Unit Owners"), amending the Declaration of Condominium Ownership registered as Document Numbers 276377 and 279494. (Affects Triunvera Towers Condominium only). Attached hereto is Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Triunvera, by LaSalle National Bank, as Trustee, under Trust Number 44333 (the "Trustee"), Birloew 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 no United States Tax Lien attached to Deeds Document Numbers 231743 and 2329699). (Affects foregoing property and other property).</p>	July 1, 1974	July 9, 1974 4:26PM	<i>James H. Mason</i>
285635 In Duplicate	<p>Supplemental Declaration No. 6 by La Salle National Bank, as Trustee, Trust Number 44333 and Triunvera, Inc., an Illinois corporation, subjecting additional property described herein to the Declaration of covenants, conditions, restrictions and easements for Triunvera registered as Document Number 275431 and amending Exhibits "B" and "C" of said Declaration by substituting Exhibits "A" and "B" attached hereto. For particulars see Document. (Affects foregoing property and other property).</p>	Nov. 11, 1975	Feb. 27, 1976 3:40PM	<i>James H. Mason</i>
307525 In Duplicate	<p>Declaration of Condominium Ownership by LaSalle National Bank, as Trustee, Trust Number 44333 and Triunvera Inc., an Illinois corporation for Triunvera 3801 Appian Way Condominium Association, a non-for-profit Corporation, and the rights, easements, restrictions, agreements reservations, covenants and By-Laws therein contained; also provides for Parking Garage. For particulars see Document. (Plat of Survey and Exhibits "A", "B" and "C" attached).</p>	Sept. 19, 1978	Feb. 3, 1979 11:59AM	<i>James H. Mason</i>
307741 In Duplicate	<p>Mortgage from Karl R. Blum, to Northwest National Bank of Chicago, a national banking association, to secure note in the sum of \$61,900.00, payable as therein stated. For particulars see Document.</p>	Feb. 22, 1979	Feb. 23, 1979 10:42AM	<i>James H. Mason</i>
352963	<p>Mortgagee's Duplicate Certificate 751057 issued 2-17-89 on Mortgage 3529563.</p>	July 3, 1986	July 9, 1986 12:23PM	<i>James H. Mason</i>

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County Clerk's Office