

APPLICATION NO 11936  
DOCUMENT NO 1212758

VOLUME 2991 PAGE 101  
CERTIFICATE NO 1272205  
OWNER BRUCE KRUMHOLZ

92040554

MAR 15 1981

**CERTIFICATE  
OF TITLES**

DEPT-01 RECORDING \$27.00  
#5555 TRAN 7709 01/22/92 10:35:00  
#9510 + E # - 92 - 040554  
COOK COUNTY RECORDER

Boy 370

Date Of First Registration

DECEMBER FOURTH (4th), 1922  
TRANSFERRED FROM 118859  
CERTIFICATE NO. ETS

STATE OF ILLINOIS )  
COOK COUNTY )

J. Sidney R. Olsen Registrar of Titles

and for said County, in the State aforesaid, do hereby certify:

BRUCE KRUMHOLZ  
(Divorced and Not Remarried)

of the County of \_\_\_\_\_ and State of \_\_\_\_\_  
is 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

UNIT G-23 as described in survey delineated on and attached to and a part of a Declaration of Condominium  
Ownership registered on the 20th day of JULY, 1978 as Document Number 3033165.

ITEM 2

An Undivided .027% interest (except the Units delineated and described in said survey) in and to the following  
Described Premises:

Part of LOT TWO (2), in Henry Grandt and Others Subdivision of that part of the South 1920.62  
feet of Section 12, West of the Center of Milwaukee Avenue and a part of the North 1/2 (8) of  
Section 13, all in 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, Illinois, on  
January 29, 1923 as Document Number 172867.

H

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

**Witness** My hand and Official Seal

this TWENTY SEVENTH (27th) day of APRIL A. D. 1981

4/27/81 LSK

Form 2A

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

92040554

1978 1 2 5 5 4

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
269774-81 In Duplicate	General Taxes for the year 1980, 1st installment Paid, 2nd installment Not Paid, Subject to General Taxes levied in the year 1981. Subject to Annual Assessment Repair Wheeling Drainage District #1. 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 and approved by Owner's or Owner's architect or representative subject to the terms, responsibilities, covenants and agreements herein contained; and subject to the rights and reservations set forth herein. For particulars see Document.			<i>Agency R. Wilson</i>
2731533 In Duplicate	Declaration of easements, covenants and restrictions by Northwest National Bank, a National Banking Association, as Trustee, Trust No. 1533, subjecting foregoing property to the covenants, restrictions, easements and charges, as herein set forth. For particulars see Document.	Oct. 16, 1974	Nov. 1, 1974 9:05AM	<i>Agency R. Wilson</i>
3033164 In Duplicate	Declaration of Condominium Ownership by Northwest National Bank, a National Banking Association, as Trustee, Trust No. 1533, for Plum Creek Condominium and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained; reserving the right to 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. (Exhibits "A", "B", "C" and "D" attached). (Affects foregoing property and other property).	July 18, 1978	July 20, 1978 12:00PM	<i>Agency R. Wilson</i>
3033165 In Duplicate	Trust Deed from Bruce Krumholz and Cynthia M. Krumholz, as Chicago Title and Trust Company, an Illinois Corporation, as Trustee, to secure their note in the sum of \$269,000.00, payable as therein stated. For particulars see Document. (Legal description and rider attached). (Affects foregoing property and other property).	Aug. 11, 1978	July 20, 1978 12:00PM	<i>Agency R. Wilson</i>
3040105 In Duplicate	Trust Deed from Bruce Krumholz and Cynthia M. Krumholz, as Chicago Title and Trust Company, an Illinois Corporation, as Trustee, to secure their note in the sum of \$400,000.00, payable as therein stated. For particulars see Document. (Legal description rider attached). (Affects foregoing property and other property).	Aug. 11, 1978	Aug. 17, 1978 11:00AM	<i>Agency R. Wilson</i>
3040106	Mortgagee's Duplicate Certificate of Title issued 8/17/78 on Trust Deed 3040105. Mortgagee's Duplicate Certificate of Title issued 8/17/78 on Trust Deed 3040105. Third and Final Amendment to Declaration of Condominium Ownership and to easements, restrictions and covenants for Plum Creek Condominium registered on July 20, 1978, as Document No. 3033163, by Northwest National Bank, a National Banking Association, as Trustee, Trust No. 1533, by subjecting additional property to said Declaration which is improved with 48 residential Units and 30 Garage Units, numbered 101-1 to 112-1, 201-1 to 212-1, 301-1 to 312-1, 401-1 to 412-1; and G-113 to G-132 inclusive; said Amendment includes all real estate covered in the "Development Area" described in Exhibit "B" attached hereto and declaring the percentages of undivided Ownership interest in the Common Elements as set forth in all prior Amendments to be reduced, shifted and relocated to the percentages as set forth in Exhibit "A" to this Third Amendment. For particulars see Document. (Exhibits "B" and "C" attached).	Aug. 12, 1978	Aug. 17, 1978 11:00AM	<i>Agency R. Wilson</i>
3146577	Grant of perpetual right and easement upon, over, along, under and across the property described herein to operate, maintain, repair, tap into and install a Sanitary Sewer to serve foregoing property and other property; subject to the terms, agreements and conditions herein contained. For particulars see Document. (Riders attached). (Assignment attached).	Feb. 14, 1980	Feb. 22, 1980 10:26AM	<i>Agency R. Wilson</i>
3154092	Right of any party in interest to appeal or institute any other proceedings to modify, reverse, or set aside the Judgment for Dissolution for Marriage entered the 9th day of January, 1978 in the Circuit Court of Cook County, Illinois, Case No. 80 D 443, entitled Bruce Krumholz-vs-Cynthia M. Krumholz.	Feb. 5, 1980	April 2, 1980 3:29PM	<i>Agency R. Wilson</i>

*Handwritten notes and stamps:*

APR 11 1980

380669-070

9-27-80

Released with [unclear] 380669-070

EWU, MD

92040554

*Handwritten signature/initials*

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## CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1272205

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

Date: September 27, 1989

- 269974-88 General Taxes for the year 1987. 1st Inst. paid.  
2nd Inst. not paid.  
Subject to General Taxes levied in the year 1988.
- 3714506 Release Deed in favor of Bruce Krumholz, et ux.  
Releases Document Number 3040105. (Legal rider  
attached)  
June 9, 1988
- 3714507 Release Deed in favor of Bruce Krumholz, et ux.  
Releases Document Number 3040106. (Legal rider  
attached)  
June 9, 1988
- 3714508 Affidavit by Burce Krumholz, a/k/a Bruce A. Krumholz  
as to his subsequent marriage to Kathleen R. Zidek.  
(Legal rider attached)  
June 9, 1988
- 3714509 Warranty Deed in favor of Valentin Tsitrin, and spouse.  
Conveys foregoing property and other property  
(Non-homestead affidavit and Legal description attached)  
June 9, 1988
- 3714510 Mortgage from Valentin Tsitrin and Frida Tsitrin to  
Midwest Funding Corporation, of the State of Illinois,  
to secure note in the sum of \$45,000.00, payable as  
therein stated. For particulars see Document.  
(Addendum and Legal description rider attached).  
(Affects foregoing property and other property)  
June 9, 1988
- 269974-88 General Taxes for the year 1987. 1st Inst. paid.  
2nd Inst. not paid.  
Subject to General Taxes levied in the year 1988.
- 3721336 Assignment from Midwest Funding Corporation, a Corporation  
to First Illinois Mortgage Corporation, of Mortgage and  
Note registered as Document Number 3714510. For  
particulars see Document. (Legal rider attached)  
July 6, 1988
- 269974-89 General Taxes for the year 1988. 1st Inst. paid.  
2nd Inst. not paid.  
Subject to General Taxes levied in the year 1989.

92040554

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Property of Cook County Clerk's Office  
92060554

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1272204

- 3802457 Assignment from First Illinois Mortgage Corporation to First Illinois Bank of Evanston, N.A., of Mortgage and Note registered as Document Number 3714510. For particulars see Document. (Legal rider attached) June 15, 1989
- 3803458 Assignment from First Illinois Bank of Evanston, N.A. to Republic Savings Bank, of Mortgage and Note registered as Document Number 3714510. For particulars see Document. (Legal rider attached) June 15, 1989.
- 269974-89 General Taxes for the year 1988. 1st Inst. paid. 2nd Inst. not paid. Subject to General Taxes levied in the year 1989.
- 3813267 Warranty Deed in favor of Michael L. Mellenthin. Conveys foregoing property and other property. (Legal description rider attached) July 28, 1989
- 3813268 Mortgage from Michael L. Mellenthin to Associates National Mortgage Corporation, of the State of Delaware, to secure note in the sum of \$64,000.00, payable as therein stated. For particulars see Document. (Affects foregoing property and other property) July 28, 1989
- 269974-89 Subject to General Taxes levied in the year 1989.
- 3828069 Certificate by Carol Mosely Braun, Recorder of Deeds, of Cook County, Illinois, certifying that no bill has been filed to review, set aside or reverse the Decree in Case No. 80 D 443 and that no appeal has been taken from said entry of said Decree and has never been vacated or set aside (Cancels right of any party, shown supra. Sept. 27, 1989
- 3828070 Release Deed in favor of Valentin Tsitrin, et ux. Releases Document Numbers 3714510 and 3802458, also cancels Doc. Nos., 3802457 and 3721336. Sept. 27, 1989.