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CERTIFICATION OF CONDITION OF TITLE

92056842

Certificate Number: 1501464

Examiner: _____

Date: May 23, 1991

263190-91

General Taxes for the year 1988. 1st Installment Paid, 2nd Installment Not Paid, paid on account \$6,888.60, Bal. Due \$19,249.22.
Subject to General Taxes levied in the year 1989.

General Taxes for the year 1989. 1st Installment Not Paid, p.o.a. \$5,630.43, Bal Due \$10,253.70. 2nd Installment Not Paid.
Subject to General Taxes levied in the year 1990.

General Taxes for the year 1990.
Subject to General Taxes levied in the year 1991.

3966926

Lis Pendens Notice entered in the Circuit Court of Cook County, Illinois, County Department, Chance y Division, Case No. 91 CH 02700 entitled Royal Maccabees Life Insurance Company, formerly known as Maccabees Life Insurance Company, a Michigan corporation, -vs- Capitol Bank And Trust, as Trustee, Trust No. 1456, et al., dated Mar. 25, 1991. For particulars see Document.
May. 23, 1991.

15555 TRN 2002 01/09/92 10103:00
\$0780 + F * -92 -056842
COOK COUNTY RECORDER

RED

Property of Cook County Clerk's Office

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2700

RECORDED DOC. # _____

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Property of Cook County Clerk's Office

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JUN - 6 1939

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VOLUME 117 PAGE 1464
CERTIFICATE NO. 131723
OWNER: CAPITOL BANK AND TRUST,
as Trustee, Trust No. 1436.



Date Of First Registration

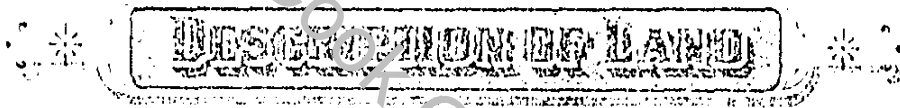
MAY TWENTY SEVENTH (27th), 1915
TRANSFERRED FROM
CERTIFICATE NO. 131722

STATE OF ILLINOIS }
COOK COUNTY }

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

CAPITOL BANK AND TRUST, as Trustee under the provisions of a Trust Agreement dated the 9th day of February, 1933 and known as Trust Number 1436.

of the County of _____ and State of _____
is the owner of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.



LOT FIVE

In Office Southwest Office Park Subdivision, being a subdivision in the Northwest Quarter (1/4) of Section 34, Township 31 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 17, 1926, as Document Number 246612.

Handwritten signature and notes

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

Witness My hand and Official Seal

this _____ day of _____ 1939

10/29/89 DC

Carol Moseley Braun,
Registrar of Titles, Cook County, Illinois.

92056042

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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
263190-39	General Taxes for the year 1988. 1st Installment Paid. 2nd Installment Paid on Account \$6,880.60. Balance Due \$19,257.22 of \$ 261395. Subject to General Taxes levied in the year 1989. Final Land Use and Zoning Plat for O'Hare Northwest Office Park, Parcels I, II and III, a planned Unit Development of Des Plaines, Illinois. For particulars see Document. (Affects foregoing premises and other property).			<i>[Signature]</i>
2530820	Easement Agreement between LaSalle National Bank, as Trustee, under Trust Number 96995 (Trust A) Owner of Tract A, as shown on Exhibit A, attached hereto and incorporated herein, Western Savings Fund Society of Philadelphia, holder and owner of Note (in the amount of \$4,699,000.00), LaSalle National Bank, as Trustee, Trust Number 96214 (Trust B) owner of Tract B as shown on Exhibit B attached hereto and incorporated herein and Exchange National Bank, as Trustee, Trust Number 99363, (Trust C) as Tenant, under Ground Lease dated October 14, 1975 (between Trust B, as Landlord and Trust C, as Tenant), wherein parties grant to each other a mutual and reciprocal easement for the perpetual non-exclusive right in common with the present and future owners and mortgagees, etc., of ingress and egress for adequate and suitable pedestrian and vehicular traffic over and upon all the streets, roads, alleys and ways now or hereinafter located on Tract A, as described on Exhibit C, attached hereto and of Tract B, as described on Exhibit D, attached hereto and made a part hereof, for the non-exclusive uses, benefits, purposes and burdens herein set forth, under terms, conditions and obligations herein contained. For particulars see Document. (Affects foregoing premises and other property).	Aug. 12, 1979	Nov. 16, 1979 12:30PM	<i>[Signature]</i>
2861290	Subject to building lines as shown in Deed Document Number 2563186. For particulars see Document. Subject to covenants for a period of Twenty (20) years from February 24, 1976, as to use and occupancy of buildings to be created on foregoing premises as shown in Deed Document Number 2563186. For particulars see Document. (Rider "B" attached hereto and made a part hereof). Subject to easements for public utilities as shown in Deed Document Number 2263186. For particulars see Document. Subject to notation shown on Plat registered as Document Number 2906322, designating portions of Lot 3, for use as Parking Space Easements. For particulars see Document. Sworn Copy of Certificate of Purchase made by Stanley E. Kasper, Jr., County Clerk, certifying that on December 14, 1986 D. S. Associates purchased General Taxes for the year 1985 in the amount of \$15,882.45. (Attached is direction to register Document Number 3671438 on Certificate Number 1317825).	Feb. 6, 1976	Mar. 29, 1976 3:42PM	<i>[Signature]</i>
3671433	Affidavit by D. S. Associates by its agent, stating that a Notice of Registration of Tax Sale Certificate, a copy of which is attached hereto, was sent to parties named herein by registered mail on December 2, 1987. For particulars see Document. (Attached is direction to register Document Number 3671434 on Certificate Number 1317825).	Dec. 19, 1987	Dec. 2, 1987 2:11PM	<i>[Signature]</i>
3671434	Affidavit by D. S. Associates by its agent, stating that a Notice of Registration of Tax Sale Certificate, a copy of which is attached hereto, was sent to parties named herein by registered mail on December 11, 1987. For particulars see Document. (Attached is direction to register Document Number 3671434 on Certificate Number 1317825).	Dec. 2, 1987	Dec. 7, 1987 2:11PM	<i>[Signature]</i>
3673674 In Duplicate	Mortgage from Capitol Bank of Chicago, as Trustee under Trust Number 1456 to Capitol Bank and Trust, an Illinois banking corporation, to secure note in the sum of \$399,000.00, payable as therein stated. For particulars see Document. (Legal Description attached). (Change of Name attached).	Dec. 11, 1987	Dec. 11, 1987 1:49AM	<i>[Signature]</i>
3689278 In Duplicate	Mortgage and Security Agreement from Capitol Bank & Trust, as Trustee under Trust Number 1456 (Trust) and Salvatore Bonanno (Beneficiary) (Trust and Beneficiary are referred to as "Mortgagor") to Maccabees Life Insurance Company, a Michigan corporation ("Mortgagee") to secure note in the principal amount of \$1,570,000.00 with interest, payable as therein stated, under terms, covenants and agreements herein contained. For particulars see Document. (Exhibits A, B and C attached).	Feb. 12, 1988	Feb. 25, 1988 9:03AM	<i>[Signature]</i>
3835279 In Duplicate	Assignment of Rents, Leases, Income and Profits from Capitol Bank & Trust, as Trustee under Trust Number 1456 and Salvatore Bonanno (Assignor) to Maccabees Life Insurance Company, a Michigan corporation (Assignee) wherein Assignor bargains, sells, assigns, transfers and sets over unto Assignee all right, title and interest in and to all of the rents, issues, income, profits and cash collateral of the foregoing premises and all of its right, title and interest in and to any leases, etc., now or hereafter created. For particulars see Document. (Exhibits A, B, C and D attached).	Oct. 16, 1989	Oct. 25, 1989 2:54PM	<i>[Signature]</i>
3835280	FINANCING STATEMENT: Capitol Bank & Trust, as Trustee under Trust Number 1456, Debtor, Maccabees Life Insurance Co., Secured Party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Rider attached).	Oct. 16, 1989	Oct. 25, 1989 2:53PM	<i>[Signature]</i>
3835281	Mortgage's Duplicate Certificate 741579 issued 10/25/89 on Mortgage 3689278.		Oct. 25, 1989 2:53PM	<i>[Signature]</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
263199-98	General Taxes for the year 1989. Subject to General Taxes levied in the year 1990. Notice and Claim for Mechanics' Lien by Edward Huey Lumber Corporation against Capital Bank of Chicago, as Trustee under Trust Number 1936 (Owner), and T.R.W. Interiors, Inc., (Contractor), filed in the Office of the Registrar of Titles, to furnish lumber, hardware, etc., in the amount of \$2,312.49 with interest. For particulars see Document.			
3862717 263199-99	General Taxes for the year 1989. Installment Paid on Account Balance Due \$19,251.76. Subject to General Taxes levied in the year 1990. Notice and Claim for Lien from T.C. Bak & Associates, employed by Architectures of America, to Capital Bank of Chicago (aka Capital Bank and Trust, as Trustee under Trust Number 1936, filed in the Office of the Registrar of Titles of Cook County, Illinois, to furnish and supply paint, etc., in the amount of \$7,569.59. For particulars see Document.		Feb. 27, 1990 9:33AM	
3879759	General Taxes for the year 1989. Installment Paid on Account Balance Due \$10,251.76. Subject to General Taxes levied in the year 1990. Notice and Claim for Lien from T.C. Bak & Associates, an Illinois proprietor of the Village of Lake Barrington, against Capital Bank of Chicago (aka Capital Bank and Trust, as Trustee under Trust Number 1936, filed in the Office of the Registrar of Titles of Cook County, for furnishing and supplying material, services, labor, work and fixtures, etc., in the amount of \$7,569.59 with interest. For particulars see Document.		Apr. 3, 1990 3:07PM	
263199-99	General Taxes for the year 1989. Installment Paid on Account Balance Due \$10,251.76. Subject to General Taxes levied in the year 1990. Notice and Claim for Lien by T.C. Bak & Associates, an Illinois proprietor of the Village of Lake Barrington, against Capital Bank of Chicago (aka Capital Bank and Trust, as Trustee under Trust Number 1936, filed in the Office of the Registrar of Titles of Cook County, for furnishing and supplying material, services, labor, work and fixtures, etc., in the amount of \$7,569.59 with interest. For particulars see Document.			
3877263	General Taxes for the year 1989. Installment Paid on Account Balance Due \$10,251.76. Subject to General Taxes levied in the year 1990. Notice and Claim for Lien by T.C. Bak & Associates, an Illinois proprietor of the Village of Lake Barrington, against Capital Bank of Chicago (aka Capital Bank and Trust, as Trustee under Trust Number 1936, filed in the Office of the Registrar of Titles of Cook County, for furnishing and supplying material, services, labor, work and fixtures, etc., in the amount of \$7,569.59 with interest. For particulars see Document.		Apr. 30, 1990 3:26PM	
263190-90	General Taxes for the year 1989. 1st Installment Paid on Account Balance Due \$10,251.76. Subject to General Taxes levied in the year 1990. Notice and Claim for Mechanics' Lien by Kelvin L. Smith Supply of Rockport Against Capital Bank and Trust as Trustee, Trust No. 1436 (Owner) and T.R.W. Interiors, Inc., (Contractor), filed in the Office of the Registrar of Titles, to provide drywall studs & associated ceiling for improvement after allowing all credits the amount of \$19,251.76 with interest. For particulars see Document.		June 13, 1990 3:52PM	
3888537 263190-90	General Taxes for the year 1989. 1st Installment Paid on Account Balance Due \$10,251.76. Subject to General Taxes levied in the year 1990. His Petition Notice entered in the Circuit Court of Cook County, Illinois County Department Chancery Division Case no. 90 CR 2762 entitled T.C. Bak & Associates, an Illinois proprietor vs Capital Bank of Chicago, (aka Capital Bank and Trust formerly known as Capital Bank and Trust Company of Chicago), as Trustee under Trust Number 1936, dated October 5, 1990. For particulars see Document.			
1917653	General Taxes for the year 1989. 1st Installment Paid on Account Balance Due \$10,251.76. Subject to General Taxes levied in the year 1990. His Petition Notice entered in the Circuit Court of Cook County, Illinois County Department Chancery Division Case no. 90 CR 2762 entitled T.C. Bak & Associates, an Illinois proprietor vs Capital Bank of Chicago, (aka Capital Bank and Trust formerly known as Capital Bank and Trust Company of Chicago), as Trustee under Trust Number 1936, dated October 5, 1990. For particulars see Document.			

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 L.S.P. 3/17/90 10-8-90

263199-99

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