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92060902

CERTIFICATE OF CONDITION OF TITLE

Certificate Number: 1454284

Examiner: David K. Igasaki

Date: January 2, 1992

3827128

Affidavit by Roger A. Groen, Jr. as to the loss of Owner's Duplicate Certificate of Title Number # 1454284. For particulars see doc.

September 22, 1989.

3827135

Affidavit by Roger Groen, Jr., stating that the Second Amendment to Declaration, contained in Document #2848586, does not apply to property on this certificate. Survey attached. For particulars see doc.

September 22, 1989.

3827148

Deed in Trust in favor of the Steel City National Bank of Chicago, as Trustee, Trust Number # 3120. Conveys and warrants foregoing premises. See Survey attached. For particulars see doc.

September 22, 1989.

3867637

Release Deed by Heritage Bremen Bank and Trust Company to Roger Groen, Sr., Roger Groen, Jr., and Ralph Lux of all its right, title, and interest, etc., acquired in, through or by Mortgage registered as Document Number # 3608190 and Assignment of Rents registered as Document Number # 3608191. For particulars see doc.

March 21, 1990.

3871426

Mortgage from Steel City National Bank as Trustee under Trust #3120 dated 8/31/89 to Tinley Park Bank to secure note in the sum of \$ 1,600,000.00 payable therein stated. For particulars see doc.

April 6, 1990.

Property of Cook County Clerk's Office

92060902

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3899757

Agreement between Illinois Bell Telephone Company and Steel City National Bank as Trustee under Trust #3120, owner of described premises, wherein party of the second part, consents to party of the first part an easement over and upon premises described herein, under terms and agreements herein set forth. For particulars see doc.

July 26, 1990.

RECORDED DOCUMENT # _____

Property of Cook County Clerk's Office

92060999

APPLICATION NO. 163159
DOCUMENT NO. 163159
JUL 30 1987

VOLUME 1454284
PAGE 1
CERTIFICATE NO. 1454284
OWNER ROGER GROEN, SR., ET AL

CERTIFICATE OF TITLES

Date Of First Registration

JULY EIGHTH (8TH), 1913

TRANSFERRED FROM CERTIFICATE NO. 1371445

92060902

STATE OF ILLINOIS }
COOK COUNTY }

AS: I Harry "Bus" Yourell Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

ROGER GROEN, SR AND ROGER GROEN, JR----(As to an Undivided One Half (1/2) Interest)
(1st Married to Dolores Groen) (2nd Married to Gretchen Groen)----AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
RALPH LUX (Married to Zena Lux)------(As to an Undivided One Half (1/2) Interest)
AS TENANTS IN COMMON

of the County of COOK and State of ILLINOIS

ARE 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

That part of the Southwest Quarter (1/4) of Section 19, Township 36 North, Range 13, East of the Third Principal Meridian, bounded and described as follows: Commencing at the Northeast corner of said Subdivision, being a Subdivision of part of the Southwest Quarter (1/4) and Southwest Quarter (1/4) of Section 19; thence North 89 degrees 42 minutes 59 seconds West 1929.52 feet along the North line of said Section 19, to the East line of Harold Avenue; thence North 6 degrees 51 minutes 39 seconds East 1325.61 feet, to the point of beginning of the property herein described; thence North 5 degrees 51 minutes 35 seconds East 396.5 feet along said East line, to the South line of 163rd Street; thence South 89 degrees 42 minutes 59 seconds East 324.23 feet along said South line of 163rd Street and said South line extended; thence Southeasterly 253.23 feet along the arc of a circle of 212.13 feet radius convex northeasterly and whose chord bears South 33 degrees 17 minutes 32 seconds East, to a point of tangency in the West line of Brentonstone Road South; thence South 6 degrees 51 minutes 35 seconds West 92.82 feet along said West line; thence North 89 degrees 52 minutes 35 seconds West 456.9 feet, to the herein designated point of beginning.

DEPT-01 RECORDINGS \$27.00
T47777 841 5650 01/30/72 11:34:00
44169 # 92-060902
COOK COUNTY RECORDER

92060902

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

Witness My hand and Official Seal

this TWENTY (20th) day of APRIL 1987

day of APRIL 1987

Harry B. Yourell
Registrar of Titles, Cook County, Illinois.

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
289077-87	General Taxes for the year 1985, 1st installment Paid, 2nd installment Paid on Account \$8,233.51, Balance Due \$29,229.98, C of P 1676. General Taxes for the year 1986. Subject to General Taxes levied in the year 1987. Subject to Annual Assessment Repair Bremen Township Document Number 36 CO 1382.			<i>[Signature]</i>
In Duplicate	Second Amendment by Presley Chicago, Inc., (successor by merger to Bremen Towne, Inc., and Allied Homes, Inc.), amending Declaration of Covenants, Conditions and Restrictions registered as Document Number 2419779, as herein set forth. For particulars see Document. (Exhibits "A", "B", "C", "D", "E", "F" and Addendum 1 amendment to the Bremen Towne Declaration attached hereto). (Affects foregoing premises and other property).			<i>[Signature]</i>
2848586	Trust Decree from Roger Groen Sr., Roger Groen, Jr. and Ralph Lux, to Heritage Bremen Bank and Trust Co., as Trustee, to secure note in the sum of \$250,000.00, payable as therein stated. For particulars see Document. (Legal description rider attached).	Aug. 8, 1975	Dec. 29, 1975 2:15PM	<i>[Signature]</i>
In Duplicate				<i>[Signature]</i>
3698190	Assignment of Rent from Roger Groen Sr., Roger Groen Jr. and Ralph Lux, to Heritage Bremen Bank & Trust Company. For particulars see Document. (Legal description attached).	Mar. 27, 1987	Apr. 15, 1987 3:02PM	<i>[Signature]</i>
In Duplicate				<i>[Signature]</i>
3698191		Mar. 27, 1987	Apr. 15, 1987 3:02PM	<i>[Signature]</i>
	o/c 3827128	4-22-87		
	REL 3827135	9-22-89		
	DEED 3827148	9-22-89		
	Rel (2) 3867637	3/24/90		
	Rel 3871426	4-6-90		
	Assignment 3899757	1-6-90		

County Clerk's Office