

APPLICATION NO. 10939  
DOCUMENT NO 2942093-F

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VOLUME 2972 PAGE 47  
CERTIFICATE NO 1232856  
OWNER GEOFFREY PINKUS

MAR 19 1978

**CERTIFICATE OF TITLE**

Date Of First Registration

92352084

OCTOBER FIRST (1st), 1920  
TRANSFERRED FROM 1232178  
CERTIFICATE NO ETS

STATE OF ILLINOIS }  
COOK COUNTY }

I Sidney R. Olson Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

GEOFFREY PINKUS  
(A Bachelor)

of the VILLAGE OF SKOKIE County of COOK and State of ILLINOIS

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 339 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 12th day of May, 1972 as Document Number 2622770

ITEM 2.

An Undivided 2.133719% interest (except the Units delineated and described in said survey) in and to the following Described Premises:

That part of LOT ONE (1) in "Sandpebble Walk", being a Subdivision in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section 15, Township 42 North, Range 11, East of the Third Principal Meridian, bounded by a line described as follows: Commencing at the Southeast corner of said Lot 1 in "Sandpebble Walk" being the intersection of the North line of the South 110.2 feet of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section 15, with the West line of the East 330.0 feet of the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section 15; thence North 00°04'17" East along the East line of Lot 1, as aforesaid, 125.0 feet; thence North 89°55'43" West, 23.44 feet to the point of beginning of the parcel to be described; thence South 53°04'03" West, 64.39 feet; thence North 36°07'51" West, 111.30 feet; thence North 58°53'05" West, 7.13 feet; thence North 76°08'15" West, 74.33 feet; thence North 13°51'45" East, 69.36 feet; thence South 76°08'15" East, 69.87 feet; thence North 33°48'55" East, 106.66 feet; thence South 56°11'05" East, 64.33 feet; thence South 33°48'55" West, 108.44 feet; thence South 36°18'57" East, 101.42 feet to the point of beginning.

DEPT-11 RECORD.1  
TRAN 5060 05/26/92 10:51:00  
\*92-362084  
COOK COUNTY RECORDER

03-15-402-018-1039

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 EIGHTH (28th) day of NOVEMBER A. D. 1977

11/28/77 LSK

Sidney R. Olson  
Registrar of Titles, Cook County, Illinois.

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## 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
239812-77	<p><u>General Taxes</u> for the year 1976.</p> <p><u>Subject to General Taxes</u> levied in the year 1977.</p> <p><u>Subject to Annual Assessment Repair</u> Wheeling Drainage District #1.</p> <p><u>Subject to feeders and laterals</u> of the Wheeling Drainage District as shown in Deed registered as Document Number 2521679.</p> <p><u>Subject to easements for public utilities and drainage purposes</u> as shown on Plat registered as Document Number 2521374; and subject to reservation and grant of easement for serving foregoing premises and other property with electric and communication service to Commonwealth Edison Company and Illinois Bell Telephone Company, Grantees, and their respective successors and assigns, to install, operate, maintain and remove facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals, all as set forth herein, and subject to all rights granted in said Plat (contains provision that obstructions shall not be placed in, upon or over said easement without prior written consent of said grantees); and subject to reservation and grant of easement as set forth herein, to Northern Illinois Gas Company, its successors and assigns, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances. For particulars see Document.</p> <p><u>Subject to designation of Lot 1 aforesaid, as Planned Development-4, as shown on Plat</u> registered as Document Number 2525376.</p>			
In Duplicate	<p><u>Regulatory Agreement</u> between Sandpebble Walk Building One Condominium Association (hereinafter called the Association) and the Federal Housing Commissioner (hereinafter called the Commissioner) The Association in order to aid its members in obtaining financing for the purchase of family units in the condominium, enters into covenants and agreements and consents to be regulated and restricted by the Commissioner, according to Section 214 Title II of National Housing Act. For particulars see Document. (Attached is direction to register Document Number 2622768 on Certificate Number 1129371). (Resolutions attached). (Affects foregoing property and other property).</p>			
2622768 In Duplicate	<p><u>Declaration by American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 25954 and Talltrees, Inc., as Developers, declaring that rights, easements, covenants, restrictions, conditions burdens, uses, privileges, charges and liens herein set forth shall and do exist at all times hereafter among all parties having or acquiring any right, title or interest in any portion or portions of the premises where trustee and developer and their respective successors and assigns at any time or from time to time may be subject to this declaration and shall be binding and sure to the benefit of each owner as herein defined; and shall run with the land for a period of 40 years as of May 12, 1972, with provision for automatic extension of successive 10 years; also contains provision as to membership of Homeowners Association, and its right to levy annual special assessments. For particulars see Document. (Resolutions attached). (Affects foregoing property and other property).</u></p>	Apr. 2, 1972	May 12, 1972 4:03PM	
2622769 In Duplicate	<p><u>Declaration of Condominium Ownership and the rights, easements, restrictions, agreements, reservations and covenants therein contained. For particulars see Document.</u></p>	Apr. 1, 1972	May 12, 1972 4:04PM	
2622770 In Duplicate	<p><u>Mortgage from Geoffrey Pinkus, to Talman Federal Savings and Loan Association of Chicago, a corporation of the United States, to secure his note in the sum of \$27,500.00, Payable as therein stated. For particulars see Document. (Legal description rider attached).</u></p>	Apr. 1, 1972	May 12, 1972 4:03PM	
2942094	<p><u>Mortgagee's Duplicate Certificate 600958 issued 11/28/77 on Mortgage 2942094.</u></p>	May 9, 1977	June 3, 1977 2:10PM	

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92-92087