

APR 23 1987

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VOLUME 1 PAGE 1
CERTIFICATE NO. 145029
OWNER THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS,
OF TRUSTEE, TRUST NO. 3578.

**CERTIFICATE
OF TITLE**

DEPT-01 RECORDING 751.50
48888 TRAN 4870 05/26/92 13:17:00
44401 & *-92-363150
COOK COUNTY RECORDER

Date Of First Registration

MAY SEVENTH (1925), 1925
TRANSFERRED FROM 1451029
CERTIFICATE NO.

STATE OF ILLINOIS
COOK COUNTY

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

THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS, AN ILLINOIS CORPORATION, as
Trustee, under the provisions of a Trust Agreement dated the 15th day of
April, 1956 and known as Trust Number 3578.

of the County of Cook and State of Illinois
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

The South One (1) of the East One (1) of the West One (1) of the
Southwest Quarter (1) of Section 7, Township 42 North, Range 21, East of the
Third Principal Meridian, except the part taken for Thruway by Plat of
Reduction Document No. 3540741

03-21-100-027-1173
1621 Courtland Drive
Arlington Heights, Ill. 60004

92363150

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

Witness My hand and Official Seal

this 23rd day of SEPTEMBER 1986

AP 1-5-865

FORM NO. 3

Harry "Bus" Yourell
Registrar of Titles, Cook County, Illinois

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OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

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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 GISTRAR

Table with columns for Document No., Nature and Terms of Document, Date of Document, Date of Registration, and Signature. Contains numerous entries with handwritten details and dates.

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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
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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 REGISTERS
117# 31154	Deed	3989649.070	8-19-91	
117# 31154	Deed	3989645	8-31-91	
117# 31154	Deed	3996291	9-17-91	
117# 31154	Deed	3996775	9-19-91	
117# 31154	Deed	3999962	10-1-91	
117# 31154	Deed	4001490	10-7-91	
7-5-91	Deed	4001490	10-7-91	
117# 31154	AM	4001490	10-7-91	
117# 31154	AM	4001491	11-1-91	
117# 31154	AM	4001493	11-1-91	
117# 31154	AM	4001497	11-1-91	
117# 31154	AM	4001460	11-1-91	
15-10-91	AM	4008310	11-5-91	
117# 31154	Deed	4019019	12-11-91	
117# 31154	AM	4019821	12-11-91	

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CERTIFICATION OF CONDITION OF TITLE

Master Certificate Number : 1451031 Arlington on the Ponds (South)

Examiner: EDWARD L. DARLAK

3615237 Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3516814. (Legal description attached)
May 3, 1987

3616509 Notice and Claim for Mechanics' Lien by Edward Hines Lumber Co., against Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578, owner and Lawrence Tellschow, subcontractor, filed in the Office of the Registrar of Titles of Cook County, to furnish lumber and building materials, etc., in the amount of \$8,699.28 with interest. For particulars see Document.
May 14, 1987

3620378 Release Deed in favor of Gerald A. Schroeder, et ux. Releases Document Numbers 3068763 and 3278611. (Refusal to Act attached)
May 27, 1987

3620379 Release Deed in favor of Gerald A. Schroeder, et ux. Releases Document Number 3315384.
May 27, 1987

3620380 Plat of Dedication by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, dedicating the South 90 feet of foregoing premises for roadway purposes. For particulars see Document. (Affidavit and Certification of Ordinance and Resolution attached)
May 27, 1987

3620381 Plat subdividing foregoing premises into Lot 1 in Arlington on the Ponds I, etc. For particulars see Document. (Certification of Ordinance and Resolution attached).
May 27, 1987

Subject to building set back lines as shown on Plat registered as Document Number 3620381. For particulars see Document.

Subject to public utility and drainage easement contained in Plat registered as Document Number 3620381, in favor of Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company, the Village of Arlington Heights and Cabienet, Inc., their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas and cable T.V., etc., as herein reserved and granted. For particulars see Document.

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Master Certificate 1451031

Subject to emergency access easement as shown on Plat registered as Document Number 3620381. For particulars see Document.

- 3623627 Mortgage from The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$3,000,000.00, payable as therein stated. For particulars see Document. (Legal description as Rider "A" attached). (Affects part of foregoing premises)
June 5, 1987
- 3626515 Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3516814.
June 16, 1987
- 3626516 Onsite Utility Maintenance Agreement between The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, and The Village of Arlington Heights, Illinois, wherein parties agree that Trustee will maintain all sanitary sewers, storm sewers, watermains, storm water detention basins and their appurtenances on property described herein, in accordance with the rules and regulations of the Village of Arlington Heights. For particulars see Document.
June 16, 1987
- 3626518 Release of Claims and Liability by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, releasing and holding harmless, now and forever, the Village of Arlington Heights, its successors and assigns, all claims, damages, injuries and demands arising out of the construction and maintenance of retention basin (lake), etc., on property described herein. For particulars see Document. (Affects foregoing premises and other property).
June 16, 1987
- 3626519 Declaration of Easement by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, of a perpetual reciprocal easement over property described in Exhibits A and B, attached hereto, for storm sewer, water main, drainage and storm water retention, etc. For particulars see Document. (Plat of Survey attached). (Affects foregoing premises and other property)
June 16, 1987
- 3626520 Declaration of Condominium Ownership by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, for Arlington on the Ponds (South) Condominium and the rights, easements, restrictions, agreements, reservations and covenants therein contained. For particulars see Document. (Exhibits A, B, C, D, E and F attached) (Creates 38 Units in Buildings 16, 17, 18, 19, 20, 21, 22, 23 and 24).
June 16, 1987

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Master Certificate 1451031

- 3633849 Additional Advance Agreement by and between The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578 (Mortgagor) and Arlington Heights Federal Savings and Loan Association advancing Mortgagor an additional advance in the amount of \$60,000.00 as provided for in Mortgage registered as Document Number 3516815, under terms, covenants and agreements herein contained. For particulars see Document. (Legal Description Rider attached). (Affects part of foregoing premises). July 10, 1987
- 3646974 First Amendment to Declaration by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 36 Units in Buildings 9, 10, 11, 12, 13, 14 and 15). August 27, 1987
- 3661857 Modification Agreement by and between The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578 and Arlington Heights Federal Savings and Loan Association modifying Mortgage and Note registered as Document Number 3623627 as herein set forth. For particulars see Document. (Legal Description Rider attached). Oct. 23, 1987
- 3678274 Mortgage from The Bank and Trust Company of Arlington Heights, a corporation, as Trustee under Trust Number 3578 to Arlington Heights Federal Savings and Loan Association, a corporation of the United States of America, to secure note in the sum of \$1,624,000.00, payable as therein stated. For particulars see Document. (Legal Description Rider attached). Dec. 31, 1987
- 3707977 Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee under Trust Number 3578. Releases Document Numbers 3516814 and 3516816. (Legal Description Rider attached). May 13, 1988
- 3712950 Release Deed in favor of The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578. Releases Document Number 3594629. (Legal Description Rider attached). June 3, 1988
- 3712952 Second Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 6 Units in Building 8). June 3, 1988

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Master Certificate 1451031

- 3732851 Third Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 4 Units in Building 7).
August 19, 1988
- 3735638 Trustee's Indenture of Succession in Trust in favor of NBD Trust Company of Illinois, an Illinois corporation, as Successor Trustee under Trust Number 3578-AH. Conveys part of foregoing premises. (Legal Description Rider, Exhibit A and Copy of Plats attached).
Aug. 30 1988
- 3735639 Mortgage from NBD Bank and Trust Company of Illinois, as Trustee, Trust Number 3578-AH, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$2,151,000.00, payable as therein stated. For particulars see Document. (Legal description rider attached). (Affects part of foregoing premises).
Aug. 30, 1988
- 3741015 Certificate of Amendment by William C. Harris, Commissioner of Banks and Trust Companies of the State of Illinois, approving the amendment to change the name of The Bank & Trust Company of Arlington Heights to NBD Arlington Heights Bank, effective May 1, 1988. For particulars see Document. (Affects part of foregoing premises)
September 22, 1988
- 3741016 Trust Management Agreement between The Bank and Trust Company of Arlington Heights, (Bank) and NBD Trust Company of Illinois (Trust Company), wherein the Bank will merge into and transfer its business to the NBD Trust Company of Illinois. For particulars see Document. (Affects part of foregoing premises).
September 22, 1988
- 3741017 Fourth Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 6 Units in Building 6)
September 22, 1988

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Master Certificate 1451031

- 3755016 Fifth Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 20 Units in Buildings 25, 26, 27 and 28).
November 11, 1988
- 3759708 Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Numbers 3618814. (Legal description attached). (Affects foregoing premises and other property)
Dec. 12, 1988
- 3768358 Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Numbers 3623627 and 3661857. (Legal description attached)
Jan. 20, 1989
- 3768319 Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3678274. (Legal description attached).
Jan. 20, 1989
- 3778944 Trust Management Agreement between The Bank and Trust Company of Arlington Heights, (Bank) and NBD Trust Company of Illinois (Trust Company), wherein the Bank will merge into and transfer its business to the NBD Trust Company of Illinois. For particulars see Document. (Affects part of foregoing premises).
March 13, 1989
- 3778945 Mortgage from NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$3,800,000.00, payable as therein stated. For particulars see Document. (Legal description attached). (Affects part of foregoing premises).
March 13, 1989
- 3799158 Sixth Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 12 Units in Buildings 4 and 30).
June 1, 1989

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Master Certificate 1451031

- 3828276 Seventh Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 25 Units in Buildings 2, 3, 5, 29 and 31)
September 27, 1989
- 3841535 Eighth and Final Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document.
Nov. 20, 1989

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Subject to emergency access easement as shown on Plat registered as Document Number 3620381. For particulars see Document.

Subject to public utility and drainage easement contained in Plat registered as Document Number 3620381, in favor of Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company, the Village of Arlington Heights and Cablenet, Inc., their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas and cable T.V., etc., as herein reserved and granted. For particulars see Document.

Subject to building set back lines as shown on Plat registered as Document Number 3620381. For particulars see Document.

May 14, 1987
Document.

Notice and Claim for Mechanics' Lien by Edward Hines Lumber Co., against Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578, owner and Lawrence Telschow, subcontractor, filed in the Office of the Registrar of Titles of Cook County, to furnish lumber and building materials, etc., in the amount of \$8,699.28 with interest. For particulars see Document.

3616609

Subject to General Taxes levied in the year 1991.

279003-91

P.I.N. 03-21-100-027-1073

Lot One (1) in addition on the Ponds 1, being a Subdivision in the Northwest Quarter (1/4) of Section 21 Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat hereof, registered in the Office of the Registrar of Titles of Cook County, on May 27, 1987, as Document Number 3620381.

UNIT 24-1621 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 16th day of June, 1987, as Document Number 3626520; together with its undivided percentage of interest in and to the following described premises:

Certificate Number: 1451031
Examiner: David R. Iwasaki
Date: MAY 2 1992

CERTIFICATION OF CONDITION OF TITLE

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- 3626516 Onsite Utility Maintenance Agreement between The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, and The Village of Arlington Heights, Illinois, wherein parties agree that Trustee will maintain all sanitary sewers, storm sewers, water mains, storm water detention basins and their appurtenances on property described herein, in accordance with the rules and regulations of the Village of Arlington Heights. For particulars see Document.
June 16, 1987
- 3626518 Release of Claims and Liability by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, releasing and holding harmless, now and forever, the Village of Arlington Heights, its successors and assigns, all claims, damages, injuries and demands arising out of the construction and maintenance of retention basin (lake), etc., on property described herein. For particulars see Document. (Affects foregoing premises and other property).
June 16, 1987
- 3626519 Declaration of Easement by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, of a perpetual reciprocal easement over property described in Exhibits A and B, attached hereto, for storm sewer, water main, drainage and storm water retention, etc. For particulars see Document. (Plat of Survey attached). (Affects foregoing premises and other property)
June 16, 1987
- 3626520 Declaration of Condominium Ownership by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, for Arlington on the Ponds (South) Condominium and the rights, easements, restrictions, agreements, reservations and covenants therein contained. For particulars see Document. (Exhibits A, B, C, D, E and F attached)
June 16, 1987
- 3661858 Mortgage from The Bank and Trust Company of Arlington Heights, a corporation, as Trustee, Trust Number 3578 to Arlington Heights Federal Savings and Loan Association, a corporation of the United States of America, to secure note in the sum of \$1,512,000.00, payable as therein stated. For particulars see Document. (Legal Description Rider attached). (Affects foregoing property and other property).
Oct. 23, 1987
- 3700703 Letter by Daniel T. Lis, First Vice President and Secretary of NBD Bancorp. Inc., a Delaware corporation, certifying that NBD Trust Company of Illinois, NBD Park Ridge Bank, et al., have merged and that NBD Trust Company of Illinois shall succeed each Bank. For particulars see Document. (Attached is direction to register 3700703 on Certificate Number 1451031). (MEMO ONLY).
- 3700704 Trustee's Deed in favor of Peter Andronikos. Conveys foregoing property.
Apr. 15, 1988

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3700705 Mortgage from Peter Andronikos to Arlington Heights Federal Savings and Loan Association, of the United States of America, to secure note in the sum of \$126,000.00 payable as therein stated. For particulars see Document. (Rider and Legal Description attached).
Apr. 15, 1988

3768309 Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee under Trust Number 3578. Releases Document Number 3661858. (Legal Description Rider attached).
Jan. 20, 1989

3841535 Eighth and Final Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document.
Nov. 20, 1989

4007660

Mortgage from Peter Andronikos to Bank of Buffalo Grove, an Illinois banking corporation, to secure note in the sum of \$20,175.00, payable as therein stated. For particulars see Document. (Legal Description attached).
Nov. 1, 1991

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Property of Cook County Clerk's Office



PETER ANDRONIKOS

1621 COURTLAND DR.

ARLINGTON HTS, ILL. 60004