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82

APPLICATION NO.

DOCUMENT NO.

JUL 26 1990

FILED 1990

VOLUME

17043364

PAGE

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CERTIFICATE NO 1477162

OWNER ERIC G. BERGGREN, ET AL

C/C 1964

CERTIFICATE OF TITLE

Date Of First Registration

(1) APRIL TWENTY NINTH (29th) --- 1921

(2) JANUARY TWENTY THREE (23rd) --- 1911

TRANSFERRED FROM

CERTIFICATE NO 1370671

Carol Murphy, Deacon WP

93498277

STATE OF ILLINOIS

COOK COUNTY

I, ~~HARRY L. COOPER, JR.~~ Registrar of Titles in
and for said County, in the State aforesaid, do hereby certify thatERIC G. BERGGREN AND DEBORAH LOGAN
(Ex-A man never married) (Exd A Woman never married)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the County of COOK and State of ILLINOIS

Am 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 follows:

DEscription of PROPERTY

This part of Part 2022 as said Part is delineated on Survey attached to and made a part of Declaration of Condominium
ownership registered on the 23rd day of September, 1983, as Document Number 202223, and as amended by First Amendment
registered on the 23rd day of September, 1983, as Document Number 202225.

100% FEE SIMPLE

An undivided 1/200th interest in premises hereinafter described (excepting theretom those Units and parts of Units falling within
said premises, as said Units are delineated on Survey hereinabove referred to).

Said premises being described as follows: That part of LOT ONE (1) (except the North 35.05 feet thereof and except the
East 10.5 feet thereof) in Chicago Land Clearance Commission Number Three (hereinafter described), falling within Lot 3
in Mathias Miller's Subdivision of Lot 128 (except the South 120 feet thereof) in Bronson's Addition to Chicago, AN(2) That
part of LOT TWO (2) in Chicago Land Clearance Commission Number Three (hereinafter described) falling within Lot One
(1) in the Subdivision of Lots 1 and 2 in Sparkmelt's Subdivision of the West 170 feet of Lot 106 in Bronson's Addition to
Chicago and a part of Lot Seven (7) in the Subdivision of Lot 107 in Bronson's Addition to Chicago, had Chicago Land
Clearance Commission Number Three being a Consolidation of Lots and parts of lots and several alleys in Bronson's
Addition to Chicago and Certain Resubdivision, all in the Northeast Quarter (1/4) of Section 6, Township 39 North, Range
16, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Register of Titles of
Cook County, Illinois, on May v, 1962 as Document Number 203206.

17-04-207-087-1463

1560 N. Sandburg Terr.

Chgs. : DEPT-N RECORD T \$25.00
: T07777 TRAN 1081 06/29/93 13155100
: 08793 0 88-93-498277
: COOK COUNTY RECORDER

B-#168

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

Witnessed my hand and official seal

this

JULY 26 1990

day of

1990

JULY

1990

Eric G. Berggren, Esq.
Registrar of Titles, Cook County, Illinois.

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7-2007-296

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~~CONFIDENTIAL~~

OF ESTATES, EASEMENTS, ENCUMBRANCES AND CHARGES ON THE PROPERTY

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE DOCUMENT RECORDED	DATE OF REC'D. IN REGISTRY OR REC'D. IN MAIL
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2861114-11	<p>Subject to all covenants, conditions, restrictions, easements, mortgages, leases, charges, liens, encumbrances, rights, title, interests, claims, demands, and other property rights, if any, in and upon the land described in the Deed registered as Document Number 2861114, executed by Carl Sandburg Center No. Two, a limited partnership, its successors and assigns, all interest of said Carl Sandburg Center No. Two, in and to the Redevelopment Agreement described herein as amended, under the Illinois Limited Partnership Act, and by the Illinois State Planning Board, as approved by the City Council of the City of Chicago by Ordinance (including said Amendment I), recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 18658881. For particulars see Document (Exhibit A) attached, a certified copy of Ordinance by City Council of City of Chicago, approving sale of said Property. (Affects both Land and other property).</p>	June 27, 1967	June 19, 1966 2:25PM
2156513 In Duplicate	<p>Assignment from Carl Sandburg Center No. Two, a limited partnership, unto Sandburg North, a limited partnership, its successors and assigns, all interest of said Carl Sandburg Center No. Two, in and to the Redevelopment Agreement described herein as amended, under the Illinois Limited Partnership Act, as amended, concerning or having to do with the real estate described herein. For particulars see Document (Exhibit A) attached, Acceptance by Sandburg North of said Assignment).</p>	Nov. 6, 1968	Mar. 21, 1969 3:40PM
2861171	<p>Subject to covenant contained in Deed registered as Document Number 2861172, that the use of railroad premises and other property will be restricted to the uses specified therefor in the Redevelopment Plan and amendments thereof approved by Ordinance of the City Council of the City of Chicago and recorded as Document Number 18658881, in the Cook County Recorder's Office and restricted to the uses provided in the Contract for Sale recorded in the Cook County Recorder's Office as Document Number 18658881. For particulars see Document.</p> <p>Subject to covenant running with the land contained in Deed registered as Document Number 2861172, that the Grantee of said Deed, its successors and assigns, shall not discriminate upon the basis of race, color, creed or national origin in the sale, lease or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, of any part thereof.</p> <p>Subject to all covenants, express conditions, restrictions, agreements and provisions contained in Deed registered as Document Number 2861172, to run with the land and to be in effect until July 10, 2001. For particulars see Document.</p> <p>Grant in favor of Commonwealth Edison Company, its successors and assigns, of an easement for public utility purposes to install electric facilities in and upon foregoing premises and other property, approximately as shown on Exhibit "A" attached hereto, and approximately as shown on such drawings as may hereafter be submitted by said Company and approved by Owner or Owner's architect or representative, subject to the terms, responsibilities, covenants and agreements herein contained, and subject to the rights and reservations herein set forth. For particulars see Document.</p>	July 1, 1970	Aug. 18, 1970 10:50PM
2517183 In Duplicate	<p>Declaration by and among American National Bank and Trust Company of Chicago, under Trust Number 53374, Carl Sandburg Center, an Illinois Limited Partnership, Carl Sandburg South, an Illinois Limited Partnership, Sandburg Scholar, an Illinois Limited Partnership, Carl Sandburg Boston, an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership, declaring easements, covenants, conditions, restrictions, burdens, uses, alterations and charges herein set forth which shall run with the land and be binding upon and unto to the benefit of all parties having or acquiring any right, title or interest therein or any part thereof, subject to the rights, liabilities and obligations as more specifically set forth herein, the covenants, conditions, restrictions, burdens, uses, alterations and charges herein set forth, and to the particular terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Basements registered as Document Number 18658871 as herein set forth. For particulars see Document. (Exhibits "A" through "M" inclusive attached). (Affects foregoing property and other property).</p>	May 6, 1970	Apr. 12, 1979 4:00PM
3045371 In Duplicate	<p>First Amendment executed by American National Bank and Trust Company of Chicago, as Trustee, under Trust Numbers 53374, 46893, 46360 and 46492, Carl Sandburg Center an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership amending certain terms and provision in Declaration of Covenants, Conditions, Restrictions and Basements registered as Document Number 18658871 as herein set forth. For particulars see Document. (Exhibits "A" through "M" inclusive attached). (Affects foregoing property and other property).</p>	Mar. 13, 1979	June 22, 1979 4:20PM
1629737 In Duplicate	<p>Second Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 53374, 46360, 46492 and 46493, amending and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Basements registered as Document Number 18658871, amended by First Amendment registered as Document Number 18658871, also confirming, declaring and creating perpetual easements as herein set forth. For particulars see Document. (Exhibits "A" through "M" inclusive attached). (Affects foregoing property and other property).</p>	Sept. 1, 1979	Sept. 21, 1979 12:30PM
3122108	<p>Third Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 53374, 46360, 46492, 46493 and 46495, amending and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Basements registered as Document Number 18658871, as amended by First Amendment registered as Document Number 18658871 and amended by Second Amendment registered as Document Number 1129198, amending Section 3.08 by the addition of Section 3.08 (a) (and) as herein set forth. For particulars see Document. (Exhibits "A" through "M" inclusive attached). (Affects foregoing property and other property).</p>	Oct. 1, 1979	Dec. 6, 1979 1:28PM
3136591	<p>Fourth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 53374, 46360, 46492, 46493 and 46495, amending and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Basements registered as Document Number 18658871, as amended by First Amendment registered as Document Number 18658871 and amended by Second Amendment registered as Document Number 1129198, and amended by Third Amendment registered as Document Number 116191, For particulars see Document. (Exhibits "A" through "M" inclusive attached). (Affects foregoing property and other property).</p>	March 6, 1980	Sept. 21, 1980 4:20PM
1172336			

F. R. WARD F. RIDER

RIDER

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MEMORANDUM

OF ESTATES, EASEMENTS, INCUMBERANCES 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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3179357	Fifth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, to set Number 45376, 46366, 46692, 46693 and 48916, amending and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered at the record number 3179351, as amended by First Amendment registered as Document Number 3179353 and amended by Second Amendment registered as Document Number 3179354, and amended by Third Amendment registered as Document Number 3179355, and also amending various sections of said Declaration as herein set forth. For particulars see Document. (Exhibits "A", "B" and "C" attached). (Affects foregoing property and other property).	June 13, 1980	Sept. 21, 1980 1:29PM	Amendt. Exhibit A Exhibit B Exhibit C
3179358	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Number 48916, for Carl Sandburg Village Condominium Association No. 7, a Non-Profit Corporation and of the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Certificate of Developer attached). (Exhibits "A" and "B" attached). (Affects foregoing property and other property).	March 6, 1980	Sept. 21, 1980 3:11PM	Exhibit A Exhibit B
3179359	First Amendment to Declaration of Condominium Ownership for Carl Sandburg Village Condominium No. 7, registered as Document Number 3179358, executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Number 48916, and amending certain sections in said Declaration as herein set forth and deleting Exhibit "A", and Declaration in its entirety, and Exhibit "B" attached hereto is substituted therefor. For particulars see Document. (Exhibits "A" and "B" attached). (Affects foregoing property and other property).	May 27, 1980	Sept. 21, 1980 3:11PM	Exhibit A Exhibit B
3179360 In Duplicate	Mortgage from Eric G. Berggren and Deborah Logan, to Unibanc Trust Company, as security note in the sum of \$112,400.95, payable as therein stated. For particulars see Document. (Affects foregoing property and other property). (Deed attached).	June 26, 1980	Sept. 21, 1980 3:11PM	Exhibit A Exhibit B
3179370	Mortgage by Eric G. Berggren, certificate 7679355 and ID # 3800 Mortgage	Aug. 21, 1980	Sept. 29, 1980 2:18 PM	Exhibit A Exhibit B

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