

APPLICATION NO. 8970  
DOCUMENT NO. 20737

**UNOFFICIAL COPY**

VOLUME 217 PAGE 178  
CERTIFICATE NO. 13530754  
OWNER LEONARD M GROUPE, ET UX

7 3  
93530754

JAN 21 1985

**CERTIFICATE OF TITLE**  
Date Of First Registration

DECEMBER TWENTY EIGHTH (28th) 1916  
TRANSFERRED FROM CERTIFICATE NO. 1293076

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

LEONARD M. GROUPE AND HINDA A. GROUPE (Married to each other) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP DEPT-11 RECORD T 747777 TRAN 2013 07/12/93 11:32:00 \$23.00 \$1282 \* -93-530754 COCK COUNTY RECORDER

of the VILLAGE OF GLENVIEW County of COOK and State of ILLINOIS ARE 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**

UNIT 1 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 3rd day of November 1978 Document Number 3057543

ITEM 2 An Undivided 1/2 interest (except the Units delineated and described in said survey) in and to the following Described Premises:

That part of Lot 2 bounded and described as follows: Commencing at the Southeast Corner of (a) Lot 1, and running thence West along the South line of said Lot 1, a distance of 189.74 feet to a point; thence North along a straight line perpendicular to said South line of Lot 1, a distance of 192.58 feet, to the point of beginning for the parcel of Land hereinafter described; thence Northwestwardly along a straight line, a distance of 70.54 feet to a point which is 282.86 feet North (measured perpendicular to said South line of Lot 1) and 219.64 feet West (measured along said South line of Lot 1) from aforesaid Southeast corner of Lot 1; thence North along a straight line, being perpendicular to the aforesaid South line of Lot 1, a distance of 101.51 feet; thence Northeastwardly along a straight line, a distance of 87.27 feet to a point which is 30.00 feet South (measured Perpendicular to the North line of Lot 1) and 166.16 feet West (measured along the North line of Lot 1 and said North line as extended between the Southwest corner of Lot 1 in said Orchard Gardens Subdivision and the Southeast corner of Lot 1 in Palmgren's Subdivision) from the Northeast corner of Lot 1, being also the Southeast corner of said Lot 1 in Orchard Gardens Subdivision; thence East along a straight line, parallel to said North line and said North line as extended, a distance of 26.23 feet to a point; thence Southeastwardly along a straight line, a distance of 72.87 feet to a point which is 30.00 feet West (measured perpendicular to the Easterly line of said Lot 1) and 80.73 feet South (measured along the Easterly line of said Lot 1) from the aforesaid Northeast corner of Lot 1; thence South along a line 30.00 feet West (measured from and parallel with the Easterly line of Lot 1 (being also the Westery line of Waukegan Avenue), a distance of 107.09 feet; thence Southwestwardly along a straight line, a distance of 77.12 feet to a point which is 192.58 feet North (measured perpendicular to said South line of Lot 1); and 91.22 feet West (measured along said South line of Lot 1) from aforesaid Southeast corner of Lot 1, and thence West along a straight line parallel with said South line of Lot 1, a distance of 98.54 feet to the point of beginning; in Orchard Gardens Subdivision, a Subdivision of part of the South 1/4 (1/2) of the South 1/4 (1/2) of Section 33, Township 42 North, Range 12, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on March 16, 1939, as Document Number 1849370.

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

Witness My hand and Official Seal

this 11th day of NOVEMBER A. D. 1978

Registrar of Titles Cook County Illinois

See 1002  
BOX 333  
MAIL TO

93530754

2300

# UNOFFICIAL COPY



## 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 REGISTER
273860-78 In Duplicate	Subject to General Taxes Levied in the year 1978. Grant from La Salle National Bank, Trustee under Trust Number 21251, to Village of Glenview, a Municipal Corporation, of easement for public utilities, over and across the South Twenty (20) feet of the North 203 feet of that part of the South Half (1/2) of the South Half (1/2) of Section 33 aforesaid, lying East of the Easterly Right-of-Way line of the Chicago Milwaukee, St. Paul and Pacific Railroad and West of a line Two Hundred (200) feet, (as measured along the North line of said South Half (1/2) of the South Half (1/2) of said Section 33), West of and parallel with the center line of Waukegan Road, with rights and under terms and conditions herein contained. For particulars see Document.			<i>Harry B...</i>
1807310 In Duplicate	Grant in favor of the Village of Glenview, a Municipal Corporation, of a perpetual easement, to construct, erect, operate, maintain and replace a storm sewerage system and appurtenances thereto, in, over, along, upon and under the South 20 feet of Lot 2, and the North 15 feet of the West 15 feet of that part of Lot 2 more particularly described herein subject to rights herein contained; also grant in favor of said Village of a temporary construction easement over, upon, along and under and in the North 10 feet of the South 30 feet of Lot 2 subject to the terms, rights and conditions herein contained. For particulars see Document. (Certified Copy of resolution attached).	July 7, 1958	July 21, 1958 12:16PM	<i>Harry B...</i>
2076139	Grant in favor of Commonwealth Edison Company, an Illinois Corporation and Illinois Bell Telephone Company, an Illinois Corporation, their respective successors and assigns of utility easements, etc., over foregoing premises more particularly described herein. For particulars see Document. (Resolutions attached).	Jan. 21, 1963	Feb. 1, 1963 10:43AM	<i>Harry B...</i>
2399071	Affidavit by Richard E. Nathan, agent of the Titleholder (Amalgamated Trust and Savings Bank, as Trustee under Trust Number 2803), and equitable owners of foregoing property and other property, certifying that the grading plan attached hereto, delineates and provides for the proposed improvements on said premises. For particulars see Document. (Attached in direction to register Document Number 2813631) on Certificate Number 1214197).	June 26, 1968	July 16, 1968 2:42PM	<i>Harry B...</i>
2813631 In Duplicate	Grant in favor of Commonwealth Edison Company, an Illinois Corporation and Illinois Bell Telephone Company, an Illinois Corporation, their respective successors and assigns of utility easements, etc., over foregoing premises more particularly described herein. For particulars see Document. (Exhibit "A" attached hereto and made a part hereof).	June 17, 1975	June 17, 1975 2:29PM	<i>Harry B...</i>
2838032	Declaration and Grant of Easement by Amalgamated Trust and Savings Bank, an Illinois Corporation, as Trustee, Trust Number 2803, wherein Declarant gives, grants and declares, in perpetuity, a <u>utility</u> and non-exclusive easement for ingress, egress and driveway purposes, over and upon premises described in Exhibit "A" for the benefit of premises described in Exhibit "B" attached hereto, and for the benefit of all of Lot 2 in Orchard Gardens Subdivision, aforesaid; subject to reservations contained herein. For particulars see Document.	Oct. 23, 1975	Oct. 31, 1975 3:18PM	<i>Harry B...</i>
3057542 In Duplicate	Declaration of Condominium Ownership by The Amalgamated Trust and Savings Bank, as Trustee under Trust Number 2803, for Orchard Glen Condominium Number 3; and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Exhibits "A", "B", "C" and "D" attached).	June 1, 1978	Nov. 3, 1978 2:29PM	<i>Harry B...</i>
3057543 In Duplicate	Mortgage from Leonard M. Groupe and Hilda G. Groupe, to Continental Illinois National Bank and Trust Company of Chicago, a Corporation, to secure note in the sum of \$50,000.00, payable as therein stated. For particulars see Document. (Legal description rider attached hereto and made a part hereof).	June 1, 1978	Nov. 3, 1978 3:13PM	<i>Harry B...</i>
3057600	Mortgagee's Duplicate Certificate 613887 issued (1/3/78) on Mortgage 3057600. Notice and Claim for Mechanic's Lien by M. Ecker and Co., a Delaware Corporation, against Crestwood Development Co., an Illinois Corporation, Contractor, and Amalgamated Trust and Savings Bank, as Trustee under Trust Number 2803, Leonard M. Groupe and Hilda A. Groupe. Filed in the Office of the Registrar of Deeds of Cook County, Illinois, to furnish labor and materials, etc., in the amount of \$78,922.52, with interest. For particulars see Document. (Affidavit and Legal description as Exhibit A attached hereto and made a part hereof).	July 17, 1978	Nov. 3, 1978 3:29PM	<i>Harry B...</i> <i>Harry B...</i>
3065931 273860-79	General Taxes for the year 1978, 1st installment paid, 2nd installment not paid. Subject to General Taxes Levied in the year 1979. Release of Mechanic's Lien in favor of Crestwood Development Co., Amalgamated Trust and Savings Bank, as Trustee under Trust Number 2803, Leonard M. Groupe and Hilda A. Groupe. Releases Document Number 3065931 shown supra. (Legal description as Exhibit A attached hereto and made a part hereof).		Dec. 15, 1978 12:23PM	<i>Harry B...</i> <i>Harry B...</i>
3077020			June 12, 1979 10:43AM	<i>Harry B...</i>

93123001

CANCELLED