

APPLICATION NO
DOCUMENT NO

UNOFFICIAL COPY

VOLUME 31 PAGE 19
CERTIFICATE NO 1406377
OWNER EMMETT W. BRATT, ET UX.

APR 22 1987

93698586

CERTIFICATE OF TITLE

Date Of First Registration

JULY NINTH (9th), 1918

TRANSFERRED FROM CERTIFICATE NO 1357375

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

EMMETT W. BRATT AND MARY A. BRATT
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

DEPT-11 RECORD T \$35.00
T97777 TRAN 6424 09/01/93 14:58:00
#0575 # *-93-698586
COOK COUNTY RECORDER

of the CANTON County of and State of OHIO
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

ITEM 1

UNIT 76 as described in survey delineated on and attached to and a part of a Declaration of Condominium
Ownership registered on the 17th day of November, 1976 Document Number 2660314

ITEM 2

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

Lots 1 to 176, both inclusive, and the West 4 feet of that part of Quarter 7 lying East of the East lines of
Lots 115 and 119, South of the North line extended East of Lot 118, and South of the South line extended
East of Lot 119, all in Sheffield Manor - Unit Two, and Lots 1 to 46, both inclusive, in Sheffield Manor -
Unit Three, both being subdivisions of parts of the West Half (1/2) of the South East Quarter (1/4) of
Section 18, Township 41 North, Range 10 East of the Third Principal Meridian.

07-18-4041-153-1076

504 Deerfield Court #7
Aurora Ill. 60194



brt 2/15

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

Witness My hand and Official Seal

this THE SIXTH day of SEPTEMBER 1987

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

35.00

UNOFFICIAL COPY

MEMORIALS

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 REGISTERAR
25547-53	Subject to General Taxes levied in the year 1985. Declaration by Levitt and Sons, Incorporated, a Delaware Corporation, declaring all properties in Sheffield Manor - Unit One shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens herein set forth and shall run with the land and be binding upon and inure to the benefit of the Owners, their successors and assigns, until December 31, 2001 with provision for automatic extension; also provides for additional lands within the area set forth on Exhibit C attached hereto and provides for amendments thereto. For particulars see Document. (Affects foregoing property and other property).			<i>Harry Bayouwill</i>
2596889	Subject to an easement for ingress and egress herein declared, granted, reserved and created over and upon Outlots 1 to 11, both inclusive, in Sheffield Manor Unit Two for the benefit of all Lots in Sheffield Manor Units I, II and any additional Units thereof which may hereafter be created. For particulars see Plat Document Number 2638600.	Oct. 15, 1971	Dec. 3, 1971 2:53PM	<i>Harry Bayouwill</i>
In Duplicate	Amendment to Declaration registered on December 3, 1971, as Document Number 2596889, by Levitt and Sons, Inc., a Delaware Corporation, amending said Declaration by submitting Lots in Sheffield Manor Unit II to the Condominium Property Act of the State of Illinois, so that Exhibits "A" and "B" of said Declaration are revised as set forth herein. For particulars see Document. (Exhibit "A" attached).			<i>Harry Bayouwill</i> (ALSO RE-REGISTERED AS DOCUMENT NUMBER 264)
2662813	Declaration of Condominium Ownership by Levitt Residential Communities, Inc., a Delaware Corporation for Sheffield Manor Condominiums and the rights, easements, restrictions, agreements, reservations and covenants herein contained. For particulars see Document.	Sept. 2, 1972	Nov. 17, 1972 2:03PM	<i>Harry Bayouwill</i>
In Duplicate				
2662814	Subject to easement for ingress and egress over and upon Outlots 1 to 9, both inclusive, and Outlot 11 for the benefit of all Lots in Sheffield Manor Units I, 2 and 3 and any additional Units thereof which may hereafter be created, as declared, granted, reserved and created in Plat of Sheffield Manor Unit Three, registered as Document Number 271801. For particulars see Document.	Sept. 1, 1972	Nov. 17, 1972 2:03PM	<i>Harry Bayouwill</i>
In Duplicate	Sixth Amendment to Declaration of Condominium Ownership registered as Document Number 2662814, by Levitt Residential Communities, Inc., a Delaware corporation, for Sheffield Manor, annexing and adding additional real property to said Declaration with eleven condominium buildings, containing 48 residential Units, which buildings and Units are shown on the Plat of Survey attached hereto as Exhibits "I", "II", "III" and "IV", as herein set forth. For particulars see Document. (Affects Lots 89 to 96 and Lots 137 to 172, all inclusive, in Sheffield Manor - Unit Two aforesaid).			<i>Harry Bayouwill</i>
2727190	Amendment to Declaration registered on December 3, 1971, as Document Number 2596889, by Levitt and Sons, Incorporated, a Delaware Corporation, amending said Declaration by submitting Lots and Units in Sheffield Manor Units II and III to the Condominium Property Act of the State of Illinois, so that Exhibits "A" and "B" of said Declaration are revised as set forth herein. For particulars see Document. (Exhibit "A" attached).	Nov. 3, 1973	Nov. 14, 1973 1:57PM	<i>Harry Bayouwill</i>
In Duplicate				
2797334	Eighteenth and Final Amendment to Declaration of Condominium Ownership for Sheffield Manor, Schaumburg, Illinois, registered on November 17, 1972 as Document Number 2662814, executed by Levitt Homes, Incorporated, a Delaware Corporation, annexing and adding additional property to said Declaration, which is improved with nine condominium buildings, containing four residential Units each, which buildings and Units are set forth on the Plats of Survey attached hereto as Exhibits I, II and III, and more specifically described as follows: Units 113-3 to 116-3 on Lot 29, Units 117-3 to 120-3 on Lot 30, Units 154-3 to 156-3 on Lot 39, Units 161-3 to 164-3 on Lot 41, Units 165-3 to 168-3 on Lot 42, Units 169-3 to 172-3 on Lot 43, Units 173-3 to 176-3 on Lot 44, Units 177-3 to 180-3 on Lot 45 and Units 181-3 to 184-3 on Lot 46, all inclusive, and reducing the respective percentages set forth in Exhibit B attached hereto, which shall remain fixed. For particulars see Document.	Nov. 22, 1974	March 7, 1975 3:06PM	<i>Harry Bayouwill</i>
In Duplicate				
2871800	Mortgage from Emmett W. Bratt and Mary A. Bratt, to Norwest Mortgage, Inc., a corporation of The State of Minnesota, to secure note in the sum of \$46,900.00, payable as therein stated. For particulars see Document. (Rider attached).	Sept. 30, 1977	Oct. 9, 1977 3:30PM	<i>Harry Bayouwill</i>
3446945	General Taxes for the year 1985.	June 25, 1985	July 10, 1985 4:07PM	<i>Harry Bayouwill</i>
24197-36	Subject to General Taxes levied in the year 1986. Assignment from Norwest Mortgage, Inc., a Minnesota corporation, to GMAC Mortgage Corporation, of Iowa, of Mortgage and Note registered as Document Number 3446945. For particulars see Document. (Attached is direction to register Document Number 3492261 on Certificate Number 1317875).			<i>Harry Bayouwill</i> <i>Harry Bayouwill</i> <i>Harry Bayouwill</i>
3492261	Mortgagee's Duplicate Certificate 76657 issued 1-27-86 on Mortgage 3446945.	Jan. 14, 1986	Jan. 27, 1986 1:39PM	<i>Harry Bayouwill</i> <i>Harry Bayouwill</i>

TYPE OF INSTRUMENT	E. No.	No.	6
DECLARATION	3624924		FM

FORWARD TO RIDER

93695566

Property Clerk's Office



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
745197-87 In Duplicate	General Taxes for the year 1986. 1st Inst. Paid, 2nd Inst. Not Paid. Subject to General Taxes levied in the year 1987. Restated Declaration made by Sheffield Manor Association and Sheffield Manor Condominium Association on behalf of all the owners of dwelling units, for the Townhome Community Area, Condominium Community Area, SMA Community Area, Townhome Units and Condominium Units in Sheffield Manor Units 1, 2 and 3, as more particularly described on Exhibit A attached hereto, restating Declaration registered as Document Number 2596589 pursuant to an agreed order entered in Case No. 83 CH 05189, in the Circuit Court of Cook County, as herein set forth. For particulars see Document.	Nov. 10, 1986	June 9, 1987 2:52PM	<i>[Signature]</i>
167429				<i>[Signature]</i>

M *Water Dept. Debt Addition 3956750 78754*

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING
PLACEMENT	42-4712	7-21-92

Tony

[Signature]

Property of Cook County Clerk's Office

93698556

UNOFFICIAL COPY

CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1406377


Examiners: _____

Date: April 12, 1991

- 245197-91 General Taxes for the year 1990, 1st Inst. Paid, 2nd Inst. not paid.
Subject to General Taxes levied in the year 1991.
- 3956250 Certified Copy of Decree for Divorce entered in the Circuit Court Case No. D89-1816, entitled Mary Ann Bratt-vs-Emmett W. Bratt. For particulars see Document. (Attached is direction to register Document Number 3956250 on Certificate Number 1406377).
April 12, 1991
- 3956251 Quit Claim Deed in favor of Emmett W. Bratt. Conveys interest in foregoing premises. (Affidavit of Late Delivery attached).
April 12, 1991
- 3956252 Warranty Deed in favor of THOMAS A. Berry, Jr. Conveys foregoing premises. (Affidavit of No United States Federal Tax Lien attached).
April 12, 1991
- 3956253 Mortgage from THOMAS A. Berry, Jr., to Astor Mortgage Corporation of Illinois, to secure note in the principal sum of \$71,450.00, payable as therein stated. For particulars see Document. (Riders and Legal description attached).
April 12, 1991
- 3956254 Assignment from Astor Mortgage Corporation of Illinois, to Centrust Mortgage Corporation, A California Corporation, of Mortgage and note registered as Document Number 3956253. For particulars see Document. (Legal description attached).
April 12, 1991

Page 1 of 2

CEG



93698586

RECORDED DOC. # _____

FORM 3002

UNOFFICIAL COPY

1406377

245197-92

General Taxes for the year 1991, 1st Inst. Paid, 2nd Inst. Not Paid.
Subject to General Taxes levied in the year 1992.

4024712

Lis Pendens Notice entered in the Circuit Court of Cook County, Illinois,
County Department, Chancery Division, Case No. 92 CH 06303 entitled
Centrust Mortgage Corporation -vs- Thomas A. Berry, Jr., et al., dated July
2, 1992. For particulars see Document.
July 21, 1992

PAGE 2 OF 2
MS

DL

Property of Cook County Clerk's Office

93698586

UNOFFICIAL COPY

FILE #92-5614
COOK COUNTY ATTORNEY #91140

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION**

CENTRUST MORTGAGE CORPORATION)
)
)
 PLAINTIFF,)
)
 -VS-)
)
 THOMAS A. BERRY, JR.; GMAC)
 MORTGAGE CORPORATION OF IOWA;)
 CAROL MOSELEY BRAUN, REGISTRAR)
 OF TITLES; SHEPHERD MANOR)
 ASSOCIATION; SHEPHERD MANOR)
 CONDOMINIUM ASSOCIATION; EMMETT)
 W. BRATT; UNKNOWN OWNERS AND)
 NON-RECORD CLAIMANTS)
)
 DEFENDANTS.)

92-5614-303

NO.

**NOTICE OF FORECLOSURE
LIS PENDENS**

I, the undersigned, do hereby certify that the above entitled cause was filed in the above Court on JUL 2nd 1992, 19____, for Foreclosure and is now pending in said Court.

AND FURTHER SAYETH:

1. Names of Title Holders of Record:

THOMAS A. BERRY, JR.

2. The following mortgage is sought to be foreclosed:

(i) Mortgagors: THOMAS A. BERRY, JR.

(ii) Mortgagee: ASTOR MORTGAGE CORPORATION OF ILLINOIS

(iii) Date of Mortgage: APRIL 11, 1991

(iv) Date and Place of Recording: APRIL 12, 1991, COOK COUNTY REGISTRAR OF TITLES OFFICE

(v) Document Number: T3956253

93698586

UNOFFICIAL COPY

(vi) The property affected by said cause having a legal description and common address as follows.

UNIT 76 AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 17TH DAY OF NOVEMBER, 1972 AS DOCUMENT NUMBER 2660814 TOGETHER WITH AN UNDIVIDED .27778 INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOTS 1 TO 176, BOTH INCLUSIVE, AND THE WEST 4 FEET OF THAT PART OF OUTLOT 7 LYING EAST OF THE EAST LINES OF LOTS 118 AND 119, SOUTH OF THE NORTH LINE EXTENDED EAST OF LOT 118, AND NORTH OF THE SOUTH LINE EXTENDED EAST OF LOT 119, ALL IN SHEFFIELD MANOR UNIT 2, AND LOTS 1 TO 46, BOTH INCLUSIVE, IN SHEFFIELD MANOR UNIT 3, BOTH BEING SUBDIVISIONS OF PARTS OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS 504 DEERFIELD COURT #7, SCHAUMBURG, ILLINOIS 60194.

PERMANENT INDEX NUMBER 07-18-404-153-1076 *FM*


Clerk of the Circuit Court

PREPARED BY AND MAIL TO:

SHAPIRO & KREISMAN
Attorneys for Plaintiff
4201 Lake Cook Road
Northbrook, Illinois 60062
(708) 498-9990

TORR CERT #1406377

VOL 2817-1 / PAGE 189

In Cook County: Deposit in Recorder's Box #254

93698586

UNOFFICIAL COPY

Property of Cook County Clerk's Office

93698586

1
1406377

NID
NES
COPY

4024712

1992 JUL 21 PM 12:34
CAROL MOOREY BRAY
REGISTRAR OF TITLES

4024712

Registrar of Titles Enter this document	
on Certificate of Title	
No. <u>1406377</u>	
Vol. <u>2877-1</u>	Page <u>189</u>
Date <u>7-21-92</u>	
MEYERS	

Shapiro & Kreisman
55 W. Monroe
Chicago, IL 60603
Shapiro & Kreisman
55 W. Monroe
Chicago, IL 60603