

93159409

STANDARD FILING  
OFFICE  
1450 N. W. 11th St.  
MIAMI, FL 33136

93159409

STATE OF ILLINOIS  
DEPARTMENT OF REVENUE  
Date of First Registration  
PAY RECEIVED FROM 1975  
CLASSIFICATION 1001  
CERTIFICATE NO.

State of Illinois) in 9 Harry "Bus" Yourell Registrar of Titles in  
(Cook County)

and for said County, in the State aforesaid, do hereby certify that

of Cook County of 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**

... of the East 1/2 of the NW 1/4 of the NE 1/4 of the  
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ROBERT SADDINI  
1040 S. ARLINGTON - HTS PD  
ARLINGTON - HTS - R. 60005

93159409

03-21-100-0217

\$ 51.50

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

Witness My hand and Official Seal

this 10th day of November 1975  
Harry "Bus" Yourell  
Registrar of Titles, Cook County, Illinois

COOK COUNTY

COOK COUNTY

Property of Cook County, Illinois  
Title Office

MEMORIALS

MEMORIALS, ENCUMBRANCES AND CHARGES ON THE LAND.

NO. OF MEMORIAL	NATURE AND DATE OF ENCUMBRANCE	DATE OF EXPIRY	NAME OF THE PARTY TO WHOM THE ENCUMBRANCE IS GRANTED
12101	...	...	...
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Property of Cook County Clerk's Office

93153409



Property of

Memorials to

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LANDS OF GREAT BRITAIN AND IRELAND

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	YEAR-MONTH-DAY-HOUR	SIGNATURE	REGISTRY
379790			8-16-88		
379791			8-16-88		
379792			8-16-88		
379793			8-16-88		
379794			8-16-88		
379795			8-16-88		
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REGISTERED

379890

MEMORANDUM

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

NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION	YEAR MONTH DAY HOUR	SIGNATURE OF REGISTRAR
3847161	11-20-97			
3847165	11-20-97			
3847167	11-20-97			
3847168	11-20-97			
3847169	11-20-97			
3847170	11-20-97			
3847171	11-20-97			
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3847179	11-20-97			
3847180	11-20-97			
3847181	11-20-97			
3847182	11-20-97			
3847183	11-20-97			
3847184	11-20-97			
3847185	11-20-97			
3847186	11-20-97			
3847187	11-20-97			
3847188	11-20-97			
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3847190	11-20-97			
3847191	11-20-97			
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3847197	11-20-97			
3847198	11-20-97			
3847199	11-20-97			
3847200	11-20-97			

Property of County Clerk's Office

93159409



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Property

CERTIFICATE NO. 181181  
Issued by the State & Trust Company of Arizona  
Phoenix, Arizona, June 1, 1915

**MENDELUS**

**OF DEEDS, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.**

BOOK PAGE AND NUMBER OF DOCUMENT DATE OF DEED DATE OF REGISTRATION YEAR MONTH DAY HOUR & QUARTER OF REGISTRATION

1770 31/15	Book 75 Page 678	378969	678	8-27-91	
1771 31/15	Book 75 Page 678	378969	678	8-27-91	
1772 31/15	Book 75 Page 678	378969	678	8-27-91	
1773 31/15	Book 75 Page 678	378969	678	8-27-91	
1774 31/15	Book 75 Page 678	378969	678	8-27-91	
1775 31/15	Book 75 Page 678	378969	678	8-27-91	
1776 31/15	Book 75 Page 678	378969	678	8-27-91	
1777 31/15	Book 75 Page 678	378969	678	8-27-91	
1778 31/15	Book 75 Page 678	378969	678	8-27-91	
1779 31/15	Book 75 Page 678	378969	678	8-27-91	
1780 31/15	Book 75 Page 678	378969	678	8-27-91	
1781 31/15	Book 75 Page 678	378969	678	8-27-91	
1782 31/15	Book 75 Page 678	378969	678	8-27-91	
1783 31/15	Book 75 Page 678	378969	678	8-27-91	
1784 31/15	Book 75 Page 678	378969	678	8-27-91	
1785 31/15	Book 75 Page 678	378969	678	8-27-91	
1786 31/15	Book 75 Page 678	378969	678	8-27-91	
1787 31/15	Book 75 Page 678	378969	678	8-27-91	
1788 31/15	Book 75 Page 678	378969	678	8-27-91	
1789 31/15	Book 75 Page 678	378969	678	8-27-91	
1790 31/15	Book 75 Page 678	378969	678	8-27-91	
1791 31/15	Book 75 Page 678	378969	678	8-27-91	
1792 31/15	Book 75 Page 678	378969	678	8-27-91	
1793 31/15	Book 75 Page 678	378969	678	8-27-91	
1794 31/15	Book 75 Page 678	378969	678	8-27-91	
1795 31/15	Book 75 Page 678	378969	678	8-27-91	
1796 31/15	Book 75 Page 678	378969	678	8-27-91	
1797 31/15	Book 75 Page 678	378969	678	8-27-91	
1798 31/15	Book 75 Page 678	378969	678	8-27-91	
1799 31/15	Book 75 Page 678	378969	678	8-27-91	
1800 31/15	Book 75 Page 678	378969	678	8-27-91	

County Clerk's Office

80159108

CERTIFICATION OF CONDITIONS  
OF TITLE

Master Certificate Number 1451031 Arlington on the Ponds (South)

Examiner: EDWARD L. PAROLA

- 3615237 Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3576. Releases Document Number 331681. (Legal description attached) May 8, 1987
- 3616609 Notice and Claim for Mechanics' Lien by Edward Hines Lumber Co., against Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3576, owner and Lawrence Teichow, subcontractor, filed in the Office of the Registrar of Titles of Cook County, to furnish lumber and building materials, etc., in the amount of \$1,699.28 with interest. For particulars see Document. May 16, 1987
- 3620378 Release Deed in favor of Gerald A. Schneider, et ux. Releases Documents Numbers 362763 and 3278611. (Useful to Act attached) May 27, 1987
- 3620379 Release Deed in favor of Gerald A. Schneider, et ux. Releases Document Number 3318384. May 27, 1987
- 3676380 Plat of Dedication by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3576, dedicating the South 50 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, 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 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.

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Master Certificate 1431031

- 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 On-site 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, watermain, 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, of 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 Park (South) Condominium and the rights, easements, restrictions, covenants, conditions 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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Office

Master Certificate 16310A1 8 2 5 0 7 2 3 4

- 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
- 3661837 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 3504629. (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 11). June 3, 1988

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Master Certificate 1651031

- 3828776 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 15 Units in Buildings 2, 3, 3, 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

SEARCHED  
SERIALIZED  
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FILED  
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CLERK'S OFFICE

# UNOFFICIAL COPY

## CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1451031

Examiner: \_\_\_\_\_

Date: \_\_\_\_\_

UNIT 15-1623 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:

Lot One (1) in Arlington on the Ponds I, being a Subdivision in the Northwest Quarter (1/4) of Section 21, Township #2 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, on May 27, 1987, as Document Number 3620381.

P.I.N. 03-21-100-027-1074

279003-89

Subject to General Taxes levied in the year 1989.

3616609

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.  
May 14, 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 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 emergency access easement as shown on Plat registered as Document Number 3620381. For particulars see Document.

Page 1 of 3  
DC

93159403

RECORDED DOC. # \_\_\_\_\_

FORM 3002

93159403

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1451031

- 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).  
June 16, 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#, 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
- 3649025 Trustee's Deed in favor of Philip F. Worland, et ux. Conveys foregoing property.  
Sept. 3, 1987
- 3649026 Mortgage from Philip F. Worland and Donna R. Worland to Arlington Heights Federal Savings and Loan Association, of the United States of America, to secure note in the sum of \$40,000.00, payable as therein stated. For particulars see Document. (Rider and Legal Description attached).  
Sept. 3, 1987

# UNOFFICIAL COPY

1451031

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

279003-91 Subject to General Taxes levied in the year 1991.

4007658 Assignment from The Resolution Trust Corporation, as Receiver of Arlington Heights Savings Association, F.A. to First Federal Savings and Loan of Rockford, IL, of all its right, title and interest in and to Mortgage registered as Document Number 3649026. For particulars see Document. (Legal Description attached).  
Nov. 1, 1991

Page 3 of 3  
DC

Property of Cook County Clerk's Office

93159409