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CERTIFICATION OF CONDITION OF TITLE

93231718

Certificate Number: 1451031

Examiner: *Baker*

Date: _____

UNIT 29-1529 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. 03-21-100-027-1139

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.

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DC

RECORDED DOC. # _____

FORM 3002

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MAY 20 1987
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- 3834946 Trustees Deed in favor of Charles E. Alm, et al. Conveys foregoing property. (Affidavit of No U.S. Tax Lien attached). Oct. 24, 1989
- 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. September 27, 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 foregoing property and other property). March 13, 1989
- 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 herein contained. For particulars see Document. (Exhibits A, B, C, D, E and F attached). 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
- 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
- 3626516 Onsite Utility Maintenance Agreement between The Bank and Trust Company 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

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3834947 Mortgage from Marvel E. Alm, Charles E. Alm and Nancy Alm to Arlington Heights Federal Savings and Loan Association, of the United States of America, to secure note in the sum of \$125,000.00, payable as therein stated. For particulars see Document. (Rider attached).
Oct. 24, 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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APPLICATION NO. 344
SERIAL NO. 3118
APR 23 1987

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VOLUME 277- PAGE 1
CERTIFICATE No. 145103

OWNER THE BANK & TRUST COMPANY OF ARLINGTON HEIGHTS,
as Trustee, Trust No. 3578.

93231718

GERMANTOWN
OF TOWNSHIP

93231718

DEPT-11 RECORD.T \$51.00
T#0011 TRAN 9002 03/30/93 10:25:00
Date Of First Registration #9808 # *-93-231718
COOK COUNTY RECORDER

MAY SEVENTH (7th), 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 18th day of
April, 1986 and known as Trust Number 3578.

of the VILLAGE OF ARLINGTON HEIGHTS County of COOK and State of ILLINOIS

is 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 Half (1) of the West One Half (1) of the
Northwest Quarter (1) of Section 21, Township 42 North, Range 11, East of the
Third Principal Meridian, (except that part taken for Thomas Avenue by Plat of
Reduction Document No. 3546741)

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

Witness My hand and Official Seal

this FIFTH (5th) day of SEPTEMBER A. D. 1986

AP 5-5-865
Form No. J

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

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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
279003-87 In Duplicate	General Taxes for the year 1986. Subject to General Taxes levied in the year 1987. Trust Deed from Gerald A. Schroeder and Clara E. Schroeder, to Raymond S. Johnston, as Trustee, to secure their note in the sum of \$350,000.00, payable as therein stated. For particulars see Document.			Harry Busby
3066763	Nov. 10, 1978 Extension Agreement by and between First National Bank of Mount Prospect, a National banking Association and Gerald A. Schroeder and Clara W. Schroeder, extending time of payment of balance of \$350,000.00, remaining unpaid on note secured by Trust Deed registered as Document Number 3066763, according to the terms and conditions specified in said Trust Deed and Extension Agreements. For particulars see Document.	Nov. 10, 1978	Jan. 2, 1979 9:16AM	Harry Busby
3278611 In Duplicate	Mortgagee's Duplicate Certificate 654877 issued 10-18-82 on Trust Deed 3066763 Trust Deed from Gerald A. Schroeder and Clara E. Schroeder, to First National Bank of Mount Prospect, as Trustee, to secure note in the sum of \$25,000.00, payable as therein stated. For particulars see Document. (Affidavit of no U.S. Tax lien attached)	Oct. 6, 1982	Oct. 18, 1982 10:31AM	Harry Busby
3318194 In Duplicate	Mortgagee's Duplicate Certificate 673236 issued 7-15-83 on Trust Deed 3318194 Trust Deed from The Bank & Trust Company of Arlington Heights, an Illinois Corporation, as Trustee, Trust No. 3578 to State National Bank (Evanston), an Illinois Corporation, as Trustee to secure note in the sum of \$1,425,000.00, payable as therein stated. For particulars see Document. (Rider and legal description attached) (Affects part of foregoing premises & other property)	May 3, 1983	July 15, 1983 11:11AM	Harry Busby
3516814 In Duplicate	Mortgage from The Bank and Trust Company of Arlington Heights, a corporation, as Trustee, Trust No. 3578, to Arlington Heights Federal Savings and Loan Association, a corporation of the United States of America, to secure note in the principal sum of \$520,000.00, with interest and additional advances in the amount up to and including \$60,000.00, payable as therein stated, under terms, covenants and agreements herein contained. For particulars see Document. (Affects part of foregoing premises)	May 8, 1986	May 22, 1986 10:51AM	Harry Busby
3516815 In Duplicate	Subordination Agreement by and between The Bank and Trust Company of Arlington Heights, an Illinois corporation, as Trustee, Trust No. 3578, and State National Bank (Evanston), an Illinois corporation, subordinating Trust Deed registered as Doc. No. 3516814 to Mortgage (registered as Doc. No. 3516815), affecting part of foregoing premises or, further described on Exhibit "B", under terms, covenants and agreements herein contained. For particulars see Document. (Exhibits A & B legal descriptions attached)	May 15, 1986	May 22, 1986 10:51AM	Harry Busby
3516816 In Duplicate	Mortgage from the Bank and Trust Company of Arlington Heights, a corporation, as Trustee, Trust NO. 3578, to Arlington Heights Federal Savings and Loan Association, a corporation of the United States of America to secure note in the principal sum of \$3,000,000.00 with interest and additional advances in the amount up to and including \$100,000.00, payable as therein stated, under terms, covenants and agreements herein contained. For particulars see Document. (Exhibit "A" legal description rider attached) (Affects part of foregoing premises)	May 15, 1986	May 22, 1986 10:51AM	Harry Busby
3594629		Feb. 12, 1987	Feb. 25, 1987 3:04PM	Harry Busby

93221713

DOCUMENT NO.	DATE OF FILING	DATE OF REGISTRATION	UNIT	REMARKS
3615257	5-7-87		16-143	Deed, etc 3615257, 10, 14, 7-27-87
3610657	5-14-87		12-143 and, etc 3610657	7-6-87
3627331	5-27-87		3627331	7-6-87
3623627	6-5-87		362247, etc 3623627	7-6-87
3625157	6-16-87		16-143 Deed 362220	7-6-87
3625121	6-22-87		16-143 Deed, etc 3625121, 339	7-10-87
3629421	6-25-87		Deed 3629421	7-10-87
3629425	6-25-87		Deed 3629425	7-10-87
3629426	6-25-87		Deed 3629426	7-10-87
3629401	6-29-87		Deed 3629401	7-15-87
3631498	7-1-87		Deed 3631498	7-15-87

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MEMORIALS

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

DOCUMENT NO	NATURE AND TERMS OF DOCUMENT	DOCUMENT NUMBER	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
UNIT 21-1642	Deed, MTR	365442773	7-11-87		
UNIT 22-1631	Deed, MTR	365345346	7-16-87		
UNIT 13-1619	Deed, MTR	3656095-026	7-20-87		
UNIT 23-1618	Deed, MTR	3636720-924	7-22-87		
UNIT 17-1617	Deed, MTR	3639451-452	7-30-87		
UNIT 17-1651	Deed, MTR	36389679	7-31-87		
UNIT 14-1611	Deed, MTR	3646378	8-3-87		
UNIT 14-1611	Deed, MTR	3641024-33	8-3-87		
UNIT 23-1649	Deed, MTR	3642545-521	8-11-87		
UNIT 23-1622	Deed, MTR	3642542	8-11-87		
UNIT 16-1617	Deed, MTR	3642541	8-11-87		
UNIT 24-1613	Deed, MTR	3644956-259	8-14-87		
UNIT 16-1617	Deed, MTR	3644724-727	8-17-87		
UNIT 17-1620	Deed, MTR	3646580	8-26-87		
UNIT 17-1620	Deed, MTR	3646424	8-27-87		
UNIT 17-1620	Deed, MTR	3647619-426	8-28-87		
UNIT 17-1620	Deed, MTR	3647616-7	8-31-87		
UNIT 14-1611	Deed, MTR	3648221-772	9-1-87		
UNIT 9-1617	Deed, MTR	3648223	9-1-87		
UNIT 14-1617	Deed, MTR	3648226-227	9-1-87		
UNIT 9-1632	Deed, MTR	3648225-026	9-3-87		
UNIT 9-1632	Deed, MTR	3648225-181	9-8-87		
UNIT 9-1632	Deed, MTR	3656112-113	9-9-87		
UNIT 9-1632	Deed, MTR	3656114-115	9-9-87		
UNIT 9-1632	Deed, MTR	3657501	9-16-87		
UNIT 9-1632	Deed, MTR	3658160	9-16-87		
UNIT 9-1632	Deed, MTR	3658550-557	9-16-87		
UNIT 21-1642	Deed, MTR	3658990-691	10-13-87		
UNIT 24-1621	Deed, MTR	3661851	10-19-87		
UNIT 24-1621	Deed, MTR	3661851	10-22-87		
UNIT 24-1621	Deed, MTR	3661851	10-23-87		
UNIT 24-1621	Deed, MTR	3662724	10-27-87		
UNIT 14-1626	Deed, MTR	3666595-420	11-12-87		
UNIT 13-1616	Deed, MTR	3672030-834	12-8-87		
UNIT 10-1625	Deed, MTR	367385	12-11-87		
UNIT 10-1625	Deed, MTR	367795	12-16-87		
UNIT 10-1625	Deed, MTR	367794	12-16-87		
UNIT 10-1625	Deed, MTR	275434-437	12-18-87		
UNIT 10-1625	Deed, MTR	367251	12-27-87		
UNIT 10-1625	Deed, MTR	367877-773	12-31-87		
UNIT 10-1625	Deed, MTR	3681297	1-15-88		
UNIT 10-1625	Deed, MTR	3681930	1-19-88		
UNIT 10-1625	Deed, MTR	3685714-115	2-23-88		
UNIT 10-1625	Deed, MTR	3689767	2-25-88		
UNIT 24-1621	Deed, MTR	3691714	3-3-88		
UNIT 24-1621	Chg. Deed, MTR	370803-201-205	4-15-88		
UNIT 24-1621	Deed, MTR	3701501-570-571	4-19-88		
UNIT 14-1621	Chg. Deed, MTR	3705555-556	5-25-88		
UNIT 14-1621	Chg. Deed, MTR	3705557-558	5-27-88		
UNIT 14-1621	Deed, MTR	3707874	9-13-88		

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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 notes and dates ranging from 1988 to 1989.

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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			SIGNATURE OF REGISTRAR
			YEAR	MONTH	DAY	
382289516		10-16-87				EC
382030147		11-24-87				EC
38349208		10-24-88				EC
383494950		10-24-88				EC
383495152		10-24-88				EC
3837992		Nov 3 89				EC
38419333	Duct, etc					EC
3847167		12-13-89				EC
3850377-378		12-28-89				EC
385212375		1-9-90				EC
3858067, 8		2-1-90				EC
3861301		2-20-90				EC
38740167		2-2-90				EC
38724431		4-9-90				EC
3875426		4-24-90				EC
3880180		5-11-90				EC
38765000		4-0-90				EC
38775590		5-1-90				EC
3880187, 88		5-11-90				EC
3885941		6-1-90				EC
3885355		6-1-90				EC
3894412		7-5-90				EC
3897080		7-18-90				EC
3906035		7-20-90				EC
3704357-359		4-28-90				EC
3911303		9-13-90				EC
3915202-203-204-205		9/2/90				EC
3916129		10-3-90				EC

DOCUMENT NO. 38420067
 DATE OF REGISTRATION: NOV 21 89
 SIGNATURE OF REGISTRAR: [Signature]
 KIND OF INSTRUMENT: [Blank]
 DATE OF FILING: 9-30-91
 COUNTY: BROWARD

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County Clerk's Office

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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
Unit 31-1517	Deed 3924617-698	11-7-90	21-10-91 A/M	3974359 6-21-91
Unit 31-1518	Deed 3925121, 129		10-10-23 A/M	
Unit 31-1519	Deed 3925557	11-13-90	11-9-90 A/M	3974360 6-21-91
Unit 31-1520	Mtg 3926038		17-10-93 A/M	3974361 6-21-91
Unit 31-1521	Mtg 3926413-414	11-14-90	29-10-95 A/P	3974362 6-21-91
Unit 31-1522	Deed 3927552	11-20-90	12-10-91 A/M	3974363 6-21-91
Unit 31-1523	Deed 3928000	11-28-90	14-10-92 A/M	3974364 6-21-91
Unit 31-1524	Deed 3928542		18-10-93 A/M	3974365 6-21-91
Unit 31-1525	Deed 3928542		15-10-96 A/P	3974366 6-21-91
Unit 31-1526	Deed 3928542		28-10-97 A/P	3974367 6-21-91
Unit 31-1527	Deed 3928542		23-10-97 A/M	3974368 6-21-91
Unit 31-1528	Deed 3928542		13-10-95 A/M	3974369 6-21-91
Unit 31-1529	Deed 3928542		10-10-91 A/M	3974370 6-21-91
Unit 31-1530	Deed 3928542		15-10-91 A/M	3974371 6-21-91
Unit 31-1531	Deed 3928542		17-10-91 A/M	3974372 6-21-91
Unit 31-1532	Deed 3928542		20-10-93 A/M	3974373 6-21-91
Unit 31-1533	Deed 3928542		14-10-95 A/M	3974374 6-21-91
Unit 31-1534	Deed 3928542		28-10-97 A/M	3974375 6-21-91
Unit 31-1535	Deed 3928542		11-10-91 A/M	3974376 6-21-91
Unit 31-1536	Deed 3928542		8-10-93 A/M	3974377 6-21-91
Unit 31-1537	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1538	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1539	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1540	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1541	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1542	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1543	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1544	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1545	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1546	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1547	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1548	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1549	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1550	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1551	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1552	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1553	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1554	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1555	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1556	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1557	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1558	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1559	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1560	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1561	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1562	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1563	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1564	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1565	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1566	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1567	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1568	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1569	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1570	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1571	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1572	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1573	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1574	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1575	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1576	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1577	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1578	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1579	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1580	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1581	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1582	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1583	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1584	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1585	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1586	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1587	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1588	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1589	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1590	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1591	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1592	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1593	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1594	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1595	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1596	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1597	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1598	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1599	Deed 3928542		1-10-94 A/M	3974378 6-21-91
Unit 31-1600	Deed 3928542		1-10-94 A/M	3974378 6-21-91

REGISTRAR

819-91

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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 REGISTRAR

Unit 31-154	Deed	3989069 070	8-19-91
Unit 35-1613	Deed	39892345	8-30-91
Unit 10-1607	Deed	3996291	9-17-91
Unit 11-1685	Deed	3996775	9-19-91
Unit 1588	Deed	3999962	10-1-91
131612	Deed	4001490	10-2-91
			11-10-91
71842	Deed	4004775	11-23-91
Unit 14-1614	AM	4007156	11-1-91
20-1611	AM	4007157	11-1-91
21-1612	AM	4007158	11-1-91
24-1621	AM	4007159	11-1-91
24-1621	Wtg	4007160	11-1-91
15-1630	Wtg	4008510	11-5-91
Unit 16-1611	Deed	4019019	12-17-91
Unit 16-1611	AM	4019821	12-19-91

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CERTIFICATION OF CONDITION OF TITLE

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

Examiner: EDUARDO L. DARRIN

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 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 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 3273611. (Refusal to Act attached)
May 27, 1987

3620379 Release Deed in favor of Gerald A. Schroeder, et ux. Releases Document Number 3318384.
May 27, 1987

3620380 Plat of Dedication by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, dedicating the South 40 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 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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Subject to emergency access easement as shown on Plat registered as Document Number 3620381. For particulars see Document.

- 3623527 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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- 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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- 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
- 3735618 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
- 3735619 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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- 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 3516814. (Legal description attached). (Affects foregoing premises and other property)
Dec. 12, 1988
- 3768308 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
- 3768310 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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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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