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APPLICATION NO 1530
DOCUMENT NO 3676911

VOLUME 2233 PAGE 42
CERTIFICATE NO 925519
OWNER DAVID FERGUSON AND SPOUSE

AUG 2 1991

CERTIFICATE OF TITLE

93233042

Date Of First Registration

JANUARY EIGHTH (8th), 1925

TRANSFERRED FROM
CERTIFICATE NO 1382002
SP

STATE OF ILLINOIS }
COOK COUNTY }

I Carol Moseley Braun Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

DAVID FERGUSON AND SHARRON FERGUSON
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the VILLAGE OF PALATINE County of COOK and State of ILLINOIS
ARE the owners of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

PARCEL #24:

The North 27.90 feet of the South 265.76 feet of the West 31.21 feet of the East 966.35 feet, together with the North 17.52 feet of the South 265.76 feet of the East 40.77 feet of the East 928.14 feet, all as measured along and perpendicular to the South line, of the Northwest Quarter (1/4) of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian.

PIN# 02-12-102-830

\$23.50
P.C.

SOURCE ONE MORTGAGE
27555 FARMINGTON RD
FARMINGTON HILLS, MI 48334
LISA OURY

DEPT-11 RECORD 1 \$23.50
T47777 TRAN 7014 03/30/93 14:10:00
47875 # *-93-233042
COOK COUNTY RECORDER

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

Witness My hand and Official Seal

this TWENTY NINTH (29th) day of MARCH A. D. 1993

1/29/88 RO

Carol Moseley Braun
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
251961-33	General Taxes for the year 1987, 1st Inst. paid, 2nd Inst. not paid. Subject to General Taxes levied in the year 1988. Subject to condition contained in Deed registered as Document Number 250739, that no more than 144 three-story apartment units and no more than 72 two-story garden apartment units shall be erected on premises described in said Deed, and in the event of a violation of this covenant, title to the property subject to said conveyance shall revert to the LaSalle National Bank, as Trustee, under Trust Number 33790 Grantor in said Deed. For particulars see Document. (Affects foregoing premises and other property). Subject to covenant running with the land to the effect that no more than 144 three-story apartment units and no more than 72 two-story garden apartment units shall be erected on the property described in Deed registered as Document Number 250739, and in the event of violation thereof there shall be a reverter, as shown in Deed registered as Document Number 250739. For particulars see Document. (Affects foregoing premises and other property).			<i>Court Clerk's Office</i>
In Duplicate	Declaration of Protective Covenants by Wheeling Trust and Savings Bank, as Trustee, under Trust Number 74-296 (herein referred to as "Trustee") and Cunningham Courts Townhomes, Inc. (herein referred to as "Developer") jointly referred to as "Declarant" declaring covenants, restrictions, easements, charges and liens on premises described in Exhibit "A" attached hereto and made a part hereof; easements described herein shall run with the land and shall inure to the benefit of and be binding on the Declarant, its successors and assigns, etc., said covenants and restrictions shall run with the land for a term of 25 years from November 4, 1973, after which time they shall be automatically extended for successive periods of 10 years; subject to the rights of the Association, herein called Cunningham Courts Homeowners Association, an Illinois not-for-profit corporation, also contains provision for amendments to subject additional properties to said covenants, restrictions, etc. For particulars see Document. (Exhibits "A" and "B" attached hereto and made a part hereof)			<i>Court Clerk's Office</i>
2538763	Amendment to Declaration of Protective Covenants by Wheeling Trust and Savings Bank, as Trustee, under Trust No. 74-296, herein referred to as "Trustee" and Cunningham Courts Townhomes, Inc., herein referred to as "Developer" and jointly referred to as "Declarant" wherein the parties hereto declare that the Declaration of Protective Covenants registered as Document Number 2538763 be specifically amended and modified in accordance with the terms and conditions herein set forth and said parties grant an easement for ingress and egress and from public roads upon, over and along the property described herein, under provisions and reservations herein contained. For particulars see Document. (Consented to and approved by First Charter Service Corporation.) (Affects foregoing premises and other property.) (Attached is direction to register Document Number 2538113 on Certificate Number 1201227).	Oct. 27, 1973	Nov. 4, 1973 3:18PM	<i>Court Clerk's Office</i>
2538113	Grant of Easement by owners and mortgagees of premises described in Exhibit "A" (herein referred to as "Grantor") and Wheeling Trust and Savings Bank, as Trustee, Trust Number 74296, Cunningham Courts Townhomes, Inc., an Illinois corporation and other individuals and entities holding an interest in property described in Exhibit "C" (herein referred to as "Grantee") wherein Grantor grants to the Grantee, a non-exclusive easement appurtenant to and running with the land for ingress and egress by pedestrian and vehicular traffic over, upon and along those parts of the Easement Parcel as described in Exhibit "B" which are paved for a roadway, for the benefit and common use of all the present and future owners, purchasers, mortgagees, tenants, occupants, etc., of Exhibit "C" aforesaid; subject to the rights, obligations, reservations, terms, conditions contained herein. For particulars see Document. (Exhibits "A", "B" and "C" attached hereto and made a part hereof).	Nov. 26, 1973	Feb. 7, 1976 9:35AM	<i>Court Clerk's Office</i>
290233 In Duplicate	Mortgage from Richard R. Myers and Mary C. Myers, to Manufacturers Hanover Mortgage Corporation, a Delaware Corporation, to secure note in the sum of \$47,000.00, payable as therein stated. For particulars see Document.	July, 1976	Oct. 13, 1976 3:46PM	<i>Court Clerk's Office</i>
3208234	Mortgagee's Duplicate Certificate 638150 issued 3/19/81 on Mortgage 3208234. Lis Pendens Notice entered in the United States District Court for the Northern District of Illinois, Eastern Division, Case No. 27 C 3373 entitled Fireman's Fund Mortgage Corp., 1/x/a Manufacturers Hanover Mortgage Corp. -vs- John T. Corsten, et al., dated May 20, 1987. For particulars see Document. (Legal description rider attached).	Mar. 28, 1981	Mar. 24, 1981 1:53 PM	<i>Court Clerk's Office</i>
3423136	Lis Pendens Notice entered in the United States District Court for the Northern District of Illinois, Eastern Division, Case No. 32 C 0541 entitled Fireman's Fund Mortgage Corp., 1/x/a Manufacturers Hanover Mortgage Corp. -vs- John T. Corsten, et al., dated 1/21/88. For particulars see Document.		May 25, 1987 10:26 AM	<i>Court Clerk's Office</i>
3483064	SUBJECT TO POSSIBLE UNITED STATES FEDERAL TAX LIENS AS SHOWN IN FEDERAL TAX LIEN SEARCH ATTACHED TO DOCUMENT NUMBER 3696911.		Jan. 25, 1988 10:36 AM	<i>Court Clerk's Office</i>
251961-39	General Taxes for the year 1988, 1st Inst. paid, 2nd Inst. not paid. Subject to General Taxes levied in the year 1989. Lis Pendens Notice entered in the United States District Court for the Northern District of Illinois, Eastern Division, Case No. 29 C 3316 entitled Fireman's Fund Mortgage Corp., 1/x/a Manufacturers Hanover Mortgage Corp. -vs- David Ferguson, et al., dated Apr. 28, 1989. For particulars see Document.			<i>Court Clerk's Office</i>
3790245			Apr. 27, 1989 11:04 AM	<i>Court Clerk's Office</i>

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