

# UNOFFICIAL COPY

## CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1182986

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

Date: November 14, 1990

244968-90

Subject to General Taxes levied in the year 1990.

3926006

Affidavit by Paul M. Greene, Assistant Vice President of First Chicago Trust Company of Illinois f/k/a First United Trust Company, Successor to Mount Prospect State Bank, as Trustee under Trust Number 185 as to the loss of Owner's Duplicate Certificate of Title Number 1182986.  
Nov. 14, 1990

3926007

Certified Copy by First United Financial Services, Inc. resolving that First United Trust Company shall be a successor fiduciary and have all of the rights, powers and duties which were granted to or imposed on Oak Park Trust and Savings Bank (n/k/a The First Chicago Bank of Oak Park), The Dunham Bank (n/k/a The First Chicago Bank of Fox Valley) and The Mount Prospect State Bank (n/k/a The First Chicago Bank of Mount Prospect). For particulars see Document. (Attached is direction to register Document Number 3926007 on Certificate Number 1182986).  
Nov. 14, 1990

3926008

Certificate by Jim Edgar, Secretary of State, of the State of Illinois, issuing certificate changing the name of First United Trust Company to First Chicago Trust Company of Illinois. For particulars see Document. (Attached is direction to register Document Number 3926008 on Certificate Number 1182986).  
Nov. 14, 1990

3926011

Mortgage and Security Agreement from First Chicago Trust Company of Illinois, as Successor Trustee under Trust Number 185 to First Chicago Bank of Mount Prospect, to secure note in the sum of \$1,000,000.00, payable as therein stated. For particulars see Document. (Legal Description Rider as Exhibit A attached). (Affects foregoing premises and other property).  
Nov. 14, 1990

3926012

Assignment of Rents and Leases from First Chicago Trust Company of Illinois, as Successor Trustee under Trust Number 185 (Assignor) to First Chicago Bank of Mount Prospect (Assignee) wherein Assignor assigns, transfers and sets over unto Assignor all right, title and interest of the Assignor in, under or pursuant to any and all present or future leases or subleases, etc., of the foregoing premises. For particulars see Document. (Legal Description Rider as Exhibit A attached).  
Nov. 14, 1990

DC

93339159

25.00

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

FORM 3002

UNOFFICIAL COPY

APPLICATION NO 1648  
DOCUMENT NO 2717932

VOLUME 130- PAGE 421  
CERTIFICATE NO 1182986  
OWNER MOUNT PROSPECT STATE BANK,  
as Trustee, Trust No. 185.

93339159

**CERTIFICATE  
OF TITLE**

Date Of First Registration

OCTOBER SIXTEENTH (16th), 1905  
TRANSFERRED FROM 1182982  
CERTIFICATE NO

DEPT-11 RECORD.T \$25.00  
T#0011 TRAN 2017 05/06/93 11:24:00  
#7639 # \*-93-339159  
COOK COUNTY RECORDER

STATE OF ILLINOIS }  
COOK COUNTY }

I Sidney R. Olsen Registrar of Titles in  
and for said County, in the State aforesaid, do hereby certify that

MOUNT PROSPECT STATE BANK, a corporation, as Trustee, under the  
provisions of a Trust Agreement dated the 22nd day of March, 1971,  
known as Trust Number 185.

of the County of and State of  
is the owner of estate in fee simple, in the following described  
land situated in the County of Cook and State of Illinois.

**DESCRIPTION OF LAND**

That part of OUTLOT "D" in Schaumburg Industrial Park  
(hereinafter described) bounded by a line described  
as follows: Commencing at a point in the South line  
of said Out-Lot D, said point being 462.00 feet West  
(as measured along said South line which bears South  
87 degrees 16 minutes 56 seconds West) of the Southeast  
corner thereof; thence North 02 degrees 43 minutes  
04 seconds West, 450.00 feet to the point of beginning  
of the parcel to be described; thence South 87 degrees  
16 minutes 56 seconds West, 450.00 feet; thence North  
02 degrees 43 minutes 04 seconds West, 150.00 feet;  
thence North 87 degrees 16 minutes 56 seconds East, 450.00  
feet; thence South 02 degrees 43 minutes 04 seconds East,  
150.00 feet to the point of beginning. .... ("D")

Said Schaumburg Industrial Park Being a Subdivision of the Southeast Quarter (1/4) of Section 11,  
part of the Northeast Quarter (1/4) of Section 11, part of the Southwest Quarter (1/4) of Section 12,  
part of the Northwest Quarter (1/4) of Section 13 and part of the Northeast Quarter (1/4) of Section  
14, all in Township 41 North, Range 10 East of the Third Principal Meridian, according to Plat  
thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on June  
10, 1969, as Document Number 2455597.

RTS-40

07-11-400-043-0000

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 EIGHT (20th) day of SEPTEMBER A. D. 1973

AP 9-20-73

Form No. 1

Registrar of Titles, Cook County, Illinois.

93339159

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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 REGIS'
244968-73	<p>Subject to General Taxes levied in the year 1973.</p> <p>Subject to Right-of-Way for drainage ditches, feeders and laterals, as shown in Deed Document Number 2182455. (Affects all Lots in Schaumburg's Industrial Park aforesaid)</p> <p>Subject to natural waterways, if any, as shown in Deed Document Number 2182455. (Affects all Lots in Schaumburg's Industrial Park aforesaid).</p>			
In Duplicate	<p>Declaration by State Mutual Life Assurance Company of America, a Massachusetts corporation, (herein called State Mutual), subjecting foregoing premises and other property to all the conditions, covenants running with the land, restrictions, reservations and easements herein set forth, as to use of foregoing premises and as to use, location, height construction, etc., of improvements erected thereon and as to the type of power used or obtained in the operation of establishments located on said premises; containing provisions relative to storage areas, parking areas and facilities, type of sign permitted, location of fences, hedges and plantings, landscaping, loading docks, downspouts, etc.; and providing that no building or improvement, or alteration or addition of any characteristic including landscaping and parking areas (other than on interior alterations which shall not affect the exterior appearance of any building or structure) shall be constructed upon any portion of the property until and unless plans and specifications for such construction or landscaping shall have been approved in writing by State Mutual as more particularly set forth herein; and providing that State Mutual retains the right to grant the right-of-way easements as may be necessary or convenient for the purpose of erecting, constructing, maintaining and operating utility services over, across, under and through the premises between the building lines and the property lines, and have the right to grant right-of-way easements to others to carry out such purposes and providing that State Mutual, with the written consent of a majority of the owners of record of the premises described in Appendix A, shall have the right to alter, amend, change, modify or revoke any of the provisions herein contained; said conditions, covenants and restrictions to terminate and be of no further effect after March 1, 1995. For particulars see Document.</p>			
249444	<p>Grant in Favor of Commonwealth Edison Company, an Illinois Corporation and Illinois Bell Telephone Company, an Illinois Corporation, their respective licensees, successors and assigns, of an easement to construct, operate, maintain, etc., from time to time, poles, wires, cables, etc., and other facilities used in connection with overhead and underground transmission and distribution of electricity, sounds and signals, together with right of access to same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to said Grant. In over, across, under, alone and upon part of Out Lot "D" of foregoing premises more particularly described herein. For particulars see Document.</p>	March 2, 1970	March 5, 1970 11:54 AM	
In Duplicate				
2555724	<p>Subject to private, public and utility easements as shown in Deed registered as Document Number 2717931.</p> <p>Subject to roads and highways, if any, as shown in Deed registered as Document Number 2717931.</p>	Mar. 19, 1971	May 6, 1971 3:31 PM	
244968-84	<p>Subject to General Taxes levied in the year 1984.</p> <p>Mortgage from Mt. Prospect State Bank, as Trustee, Trust No. 185, to Mt. Prospect State Bank, an Illinois corporation, to secure note in the principal sum of \$700,000.00, with interest payable as therein stated, under terms, covenants and agreements herein contained. For particulars see Document. (Legal description as Exhibit A attached). (Affects foregoing premises and other property).</p>	Nov. 10, 1983	Dec. 19, 1984 11:42 AM	
In Duplicate				
3410385	<p>Assignment of Rents from Mt. Prospect State Bank, as Trustee, Trust No. 185, to Mt. Prospect State Bank, an Illinois corporation, of all the rents, earnings, income, issues and profits, etc. of the foregoing premises and other property, together with any leases whether written or oral. For particulars see Document. (Legal description as Exhibit A attached).</p>	Nov. 10, 1983	Dec. 19, 1984 11:42 AM	
In Duplicate				
3410389	<p>Mortgagee's Duplicate Certificate 682233 issued 12/19/84 on Mortgage 3416883.</p>	Nov. 10, 1983	Dec. 19, 1984 11:42 AM	

INDEXED BY [unclear] 2/10/88 888 [unclear]

INDEXED BY [unclear] 3/26/88 12/4/12 11/14/90

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Clerk's Office