

Register of Deeds, Cook County, Illinois

SEVENTEENTH day of APRIL 1957

Witness My hand and official seal the following memoranda pages of this Certificate Subject to the Estates, Easements, Encumbrances and Charges noted on

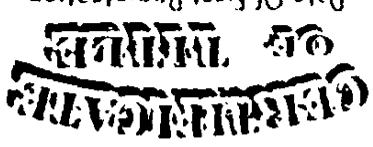
93339198

NOTE: MEMORANDUM OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 2981 DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY, WHICH UNITS ARE LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT. Said premises being described as follows: That part of LOT ONE (1) in the North 85.55 feet street and except the East 30.0 feet thereof in Chicago Land Clearance Commission Plan Three (hereinafter described), falling within Lot 1 in William Miller's Subdivision of Lot 108 (except the South 12.0 feet thereof) in Bronson's Addition to Chicago, ANO; That part of LOT TWO (2) in Chicago Land Clearance Commission Number Three (hereinafter described) falling within Lot One (1) in the Subdivision of Lots 1 and 2 in Spaulding's Subdivision of the West 170 feet of Lot 106 in Bronson's Addition to Chicago and a part of Lot Seven (7) in the Consolidation of Lots and Addition to Chicago, said Chicago Land Clearance Commission Number Three being a Consolidation of Lots and parts of Lots and vacated alleys in Bronson's Addition to Chicago and Certain Resubdivisions, all in the Northeast Quarter (1/4) of Section 9, Township 33 North, Range 14, East of the Third Principal Meridian, according to Plat Number 2022098.

DESCRIPTION OF PROPERTY

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 follows: of the City of CHICAGO County of COOK and State of ILLINOIS

and for said County, in the State aforesaid, hereby certify that I, Harry "Bus" Howell, Registrar of Deeds in Cook County, Illinois, on this 14th day of April, 1957, at 11:56:00 AM, 14911 TRAN 2035 05/06/93 11:56:00 \$7681 * -93-339198 COOK COUNTY RECORDER



APPLICATION NO. 355641F VOLUME 292-1 PAGE 261 CERTIFICATE NO. 1461400 OWNER, JOHN R. PERSON

93339198

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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 RECORDER
266636-37	General Taxes for the year 1986, 1st installment Paid, 2nd installment Not Paid. Subject to General Taxes levied in the year 1987.			<i>Henry B...</i>
2158113 In Duplicate	Redevelopment Agreement between Chicago Land Clearance Commission and Carl Sandburg Center No. Two, a limited partnership, as Redeveloper, subjecting property described therein to the conditions, provisions, covenants and agreements therein contained, relative to the redevelopment of "Slum and Blighted Area Redevelopment Project North LaSalle" described therein, in accordance with amended redevelopment plan theretofore approved by the Chicago Land Clearance Commission, and by the Administrator, and by the Illinois State Housing Board and approved by the City Council of the City of Chicago by Ordinance (including said amended Plan) recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 13458331. For particulars see Document. (Attached is Certified Copy of Ordinance by City Council of City of Chicago, approving sale of said Property). (Affects Lots 1 and 2 aforesaid and other property).	June 27, 1962	June 19, 1962 2:29PM	<i>Henry B...</i>
2041171	Assignment from Carl Sandburg Center No. Two, a limited partnership, unto Sandburg North, a limited partnership, its successors and assigns, all interest of said Carl Sandburg Center No. Two, in and to the Redevelopment Agreement described herein as amended, insofar as said Redevelopment Agreement as amended, concerns or has to do with the real estate described herein. For particulars see Document. (Affixed is Acceptance by Sandburg North, of said Assignment).	Nov. 3, 1968	Mar. 21, 1967 3:05PM	<i>Henry B...</i>
In Duplicate	Subject to covenant contained in Deed registered as Document Number 241172, that the use of aforesaid premises and other property will be restricted to the uses specified therein in the Redevelopment Plan and amendments thereof approved by Ordinance of the City Council of the City of Chicago and recorded as Document Number 13458331, in the Cook County Recorder's Office and restricted to the uses provided in the Contract for Sale recorded in the Cook County Recorder's Office as Document Number 13458331. For particulars see Document. Subject to covenant running with the land contained in Deed registered as Document Number 241172, that the Grantee in said Deed, its successors and assigns, shall not discriminate upon the basis of race, color, creed or national origin in the sale, lease or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof.			<i>Henry B...</i> <i>Henry B...</i> <i>Henry B...</i>
In Duplicate	Subject to all covenants, express conditions, restrictions, agreements and provisions contained in Deed registered as Document Number 241172, to run with the land and to be in effect until July 10, 2001. For particulars see Document. Grant in favor of Commonwealth Edison Company, its successors and assigns, of an easement for public utility purposes to install electric facilities in and upon foregoing premises and other property, approximately as shown on Exhibit "A" attached hereto, and approximately as shown on such drawings as may hereafter be submitted by said Company and approved by Owner or Owner's architect or representative, subject to the terms, responsibilities, covenants and agreements herein contained; and subject to the rights and reservations herein set forth. For particulars see Document.			<i>Henry B...</i>
2517184 In Duplicate	Declaration by and among American National Bank and Trust Company of Chicago, under Trust Number 45578, Carl Sandburg Center, an Illinois Limited Partnership, Carl Sandburg South, an Illinois Limited Partnership, Sandburg Schiller, an Illinois Limited Partnership, Carl Sandburg Barton, an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership, declaring easements, covenants, conditions, restrictions, burdens, uses, privileges and charges herein set forth which shall run with the land and be binding upon and inure to the benefit of all parties having or acquiring any right, title or interest therein or any part hereof; Subject to the rights, liabilities and obligations as more specifically set forth herein, also contains provision for supplements to subject additional properties to said covenants, conditions, etc. For particulars see Document. (Exhibits "A" through "L" inclusive attached hereto and made a part hereof). (Affects foregoing property and other property).	July 7, 1970	Aug. 18, 1970 3:59PM	<i>Henry B...</i>
3083871 In Duplicate	First Amendment executed by American National Bank and Trust Company of Chicago, as Trustee, under Trust Numbers 45578, 46360, 46360 and 46492, Carl Sandburg Center, an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership amending certain terms and provision in Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871 as herein set forth. For particulars see Document. (Exhibits "A" "B" "C" "D" "E" and "F" attached). (Affects foregoing property and other property).	Mar. 13, 1973	Apr. 2, 1973 1:18PM	<i>Henry B...</i>
3099737 In Duplicate	Second Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45578, 46360, 46492 and 46493, amending and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, amended by First Amendment registered as Document Number 3099737; also confirming, declaring and creating perpetual easements as herein set forth. For particulars see Document. (Exhibits "A" through "M" inclusive attached). (Affects foregoing property and other property).	May 6, 1977	June 22, 1977 4:20PM	<i>Henry B...</i>
3129368	Third Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45578, 46360, 46492 and 46493 amending Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3129368, amending Section 3.08 by the addition of Section 3.08 (a) (iii) as herein set forth. For particulars see Document. (Exhibits "A", "B", "C", "D", "E", "F" and "G" attached). (Affects foregoing property and other property).	Sept. 1, 1979	Sept. 21, 1979 12:56PM	<i>Henry B...</i>
3138591	Fourth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 45578, 46360, 46492 and 46493, amending and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3129368 and amended by Third Amendment registered as Document Number 3138591. For particulars see Document. (Exhibits "A" "B" "C" "D" "E" "F" and "G" attached). (Affects foregoing property and other property).	Oct. 1, 1979	Dec. 4, 1979 1:21PM	<i>Henry B...</i>
3179556		March 9, 1980	Sept. 23, 1980 3:29PM	<i>Henry B...</i>

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OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE

DOCUMENT NO	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION				SIGNA
			YEAR	MONTH	DAY	HOUR	
3179557	Fifth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 43373, 43340, 43332, 43311 and 43316, amending and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3173571, as amended by First Amendment registered as Document Number 3179557 and amended by Second Amendment registered as Document Number 3179558 and amended by Third Amendment registered as Document Number 3179559 and amended by Fourth Amendment registered as Document Number 3179560 and also amending various sections of said Declaration as herein set forth. For particulars see Document. (Exhibits "A", "B" and "C" attached). (Affects foregoing property and other property).	June 13, 1980	Sept. 23, 1980	3:23PM			
3179558	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 43316, for Carl Sandburg Village Condominium Association No. 7, A Not-For-Profit Corporation and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Certificate of Developer attached). (Exhibits "A" and "B" attached). (Affects foregoing property and other property).	March 4, 1980	Sept. 23, 1980	3:11PM			
3179559	First Amendment to Declaration of Condominium Ownership for Carl Sandburg Village Condominium No. 7, registered as Document Number 3173551, executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Number 43316, and amending certain sections in said Declaration as herein set forth and deleting Exhibit "B" in said Declaration in its entirety and Exhibit "B" attached hereto is substituted therefor. For particulars see Document. (Exhibits "A" and "B" attached). (Affects foregoing property and other property).	May 27, 1980	Sept. 23, 1980	3:11PM			
3179560	Second Amendment to Declaration of Condominium Ownership for Carl Sandburg Village Condominium No. 7, registered as Document Number 3173558, executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Number 43316, as amended by First Amendment registered as Document Number 3179559 and also amending various sections of said Declaration as herein set forth. For particulars see Document. (Exhibit "A" attached). (Affects foregoing property and other property).	June 26, 1980	Sept. 23, 1980	3:11PM			
3334862	Mortgage from John W. person, to Citicorp Savings of Illinois, a Federal Savings and Loan Association of the United States, to secure note in the sum of \$2,200.00, payable as therein stated. For particulars see Document. (Legal description and Riders attached). (Affects foregoing property and other property).	Sept. 30, 1986	Oct. 1, 1986	3:54PM			

Property of Cook County

SEARCHED	INDEXED	SERIALIZED	FILED
OCT 2 1980			
FBI - CHICAGO			
3179557			
3179558			
3179559			
3179560			

Office
 Clerk

93339198

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CERTIFICATION OF CONDITION OF TITLE

Box
333

Certificate Number: 1461400

Examiners: _____

Date: March 18, 1991

- 266646-88 General Taxes for the year 1987, 1st inst. Paid, 2nd inst. Not Paid.
Subject to General Taxes levied in the year 1988.
Affidavit by John W. Person, as to his subsequent marriage to Joanne
T. Tierney. (Legal description attached)
- 3726195 July 25, 1988
Warranty Deed in favor of David M. L. Ferwerda. Conveys foregoing property
and other property. (Legal description attached)
- 3726196 July 25, 1988
Mortgage from David M. L. Ferwerda, to Citicorp Savings of Illinois, a
Federal Savings and Loan Association, to secure note in the sum of
\$77,400.00, payable as therein stated. For particulars see Document.
(Legal description and riders attached) Affects foregoing prop. & other prop.
- 3726197 July 25, 1988
- 266646-89 General Taxes for the year 1988, 1st inst. Paid, 2nd inst. Not Paid.
Subject to General Taxes levied in the year 1989.
Release Deed in favor of John W. Person. Releases Document Number
3554862. (Legal description attached)
- 3804277 June 22, 1989
- 266646-90 Subject to General Taxes levied in the year 1990.
Mortgage from David M. L. Ferwerda, to Citibank, Federal Savings Bank,
to secure note under a Preferred Line Account Agreement, of even date
herewith, of a credit limit of \$10,000.00, payable as therein stated.
For particulars see Document. (Legal description and rider attached)
- 3916303 October 2, 1990 (Affects foregoing property and other property)
- 266646-91 General Taxes for the year 1990, 1st inst. Paid, 2nd inst. Not Paid.
Subject to General Taxes levied in the year 1991.
Affidavit by David M. L. Ferwerda, as to his subsequent marriage to
Janice C. Ferwerda. (Legal description attached)
- 3950014 March 18, 1991
Warranty Deed in favor of Ira S. Alper. Conveys foregoing property
and other property.
- 3950015 March 18, 1991
Mortgage from Ira S. Alper, to Chase Home Mortgage Corporation, of the
State of Delaware, to secure note in the sum of \$50,000.00, payable as
therein stated. For particulars see Document. (Legal description
and riders attached) (Affects foregoing property and other property.)
- 3950016 March 18, 1991

[Handwritten signature]

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KM

RECORDED DOC. # _____