

APPLICANT'S NO. 1211
DOCUMENT NO. 121130
JUL 31 1970

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MO. TML 2277 (PAC) 20
CERTIFICATE NO. 1093578
OWNER RICHARD STEVENS

PERMANENT
TAX NUMBER

**CERTIFICATE
OF TITLE**

93346522

Date Of First Registration

JULY TWENTY SEVENTH (27th), 1911

TRANSFERRED FROM 1085017
CERTIFICATE NO. HE/ST

STATE OF ILLINOIS) ss.
COOK COUNTY)

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

RICHARD STEVENS
(a bachelor)

of the CITY OF DES PLAINES 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

93346522

LOT FORTY NINTH (49)

In Elk Grove Estates Townhouses of Parcel "G", being a Subdivision in the South
Half (4) of Section 29, Township 41 North, Range 21, East of the Third Principal
Meridian, according to Plat thereof registered in the Office of the Registrar of
Titles of Cook County, Illinois, on October 24, 1969 as Document Number 2477591.

DEPT-11 RECORD.T \$25.00
20711 TRAN 2171 05/07/93 15:09:00
48054 * -93-346522
COOK COUNTY RECORDER

08-29-415-04

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

Witness My hand and Official Seal

this TENTH (10th) day of JULY A. D. 1970

ML 7/10/70

Sidney R. Olsen

2500

74-04 CRG 2

Property of Cook County Clerk's Office

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MEMORANDUM

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 REGISTERED PARTY
229527-70 In Duplicate	General Taxes for the year 1969. Subject to General Taxes levied in the year 1970. Declaration by Vale Development Company (herein called Declarant), an Illinois corporation, and the Chicago Title and Trust Company (herein called Trust), as Trustee under Trust Number 53456, as owners of real property more particularly described as Parcels A, B, C, D, E and G on Exhibit 1 attached hereto and made a part hereof for all purposes, such Parcels also being designated on said Exhibit, which Exhibit is hereafter sometimes called the "Map"; that Declarant has created a planned unit development (the "Planned Unit Development") consisting of townhouses, custom residential lots, apartment houses and open spaces, in accordance with Ordinance No. 508 of the Village of Elk Grove Village, Illinois, and declaring that said property is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, uses, privileges, charges and liens herein set forth, with provision that additional land may be made subject to this Declaration in the manners herein contained; providing for an Association known as Elk Grove Estates Homeowners' Association for the purpose of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges herein created, and setting forth the powers, duties, responsibilities, rights, etc., of said Association, and the rights and obligations of memberships therein, and providing for assessments as set forth herein, for the maintenance and capital improvements of Common Properties, Lake and Park Areas and all recreational facilities; said covenants, conditions and restrictions to run with the land for a period of 50 years from October 24, 1969 (with provision for automatic extension as set forth herein). For particulars see Document.		Oct. 24, 1969 4:15PM	<i>[Signature]</i>
2477590	Subject to easements for ingress, egress, public utilities, street lighting, sewer, water and drainage as shown on and set forth in Plat registered as Document Number 2477591. For particulars see Document. Subject to restriction contained in Plat of Elk Grove Estates Townhouses of Parcel "G" registered as Document Number 2477591, that Lots 1 through 142 in said Subdivision are designated as "Lots" which are, or are to be, improved with residential dwellings, and to notations on said Plat that center line of party walls are on line of brick and frame townhouses shown thereon. For particulars see Document.		Oct. 22, 1969	<i>[Signature]</i>
In Duplicate	Declaration of Covenants, Conditions and Restrictions by Vale Development Company, an Illinois corporation, as owner of property more particularly described in Plat of Subdivision heretofore recorded as Document 20995531 and registered as Document Number 2477591, subjecting said property to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth (with provision that additional property may become subject to this Declaration in manners herein set forth); providing for an Association known as Elk Grove Estates Townhouse Association II, for the purpose of maintaining and administering the community properties and facilities and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges hereinafter created, and setting forth the powers, duties, rights, obligations, responsibilities, etc., of said Association and the rights and obligations of the memberships therein; containing provisions relative to common areas described herein and for assessments for improvement and maintenance of services and facilities related to said common areas and to the townhouses situated on property hereinabove described; setting forth restrictions and protective covenants as to use and maintenance of townhouses and common areas and as to garbage and waste disposal, location of fences, walls, hedges, etc.; containing provisions as to party walls between said townhouses and the maintenance, repair and replacement thereof, and providing that any erection of a building or exterior addition or alteration thereof, or any change or addition to fences, hedges, walls, etc., shall be approved by Architectural Committee as set forth herein; reserving easements for installation, maintenance, repair and removal of utilities and drainage facilities and floodway easement over, under and across the Common Areas and easement areas as shown on the Plat with full right of ingress and egress thereto, and reserving easement and right of overhang to overhang each lot in the Properties with the roof of any Townhouse to be constructed on the Properties by Declarant as any such roof is originally constructed by Declarant, but not otherwise, and providing that full rights of ingress and egress shall be had by the Association at all times over and upon each lot for the maintenance and repair of each lot in accordance with the provisions herein set forth; said covenants, conditions and restrictions to run with the land for 30 years from October 24, 1969 (with provision for automatic extension as set forth herein). For particulars see document. (Affects foregoing premises and other property).		Oct. 23, 1969 Oct. 24, 1969 4:17PM	<i>[Signature]</i>
2477592 In Duplicate	Mortgage from Richard Louis Stevens, to Louis Stevens and Elsie Schey Stevens, to secure his note (with sub. of \$14,000.00, payable as therein stated).	July 1, 1970	July 10, 1970 11:43AM	<i>[Signature]</i>
2511341	For particulars see Document.			<i>[Signature]</i>
229527-71 In Duplicate	General Taxes for the year 1973. Subject to General Taxes levied in the year 1974. Release Deed from Linda J. Stevens, executor of the Estate of Louis Stevens (Doc. 817 No. 81R123, Cuyahoga County, Ohio), in favor of Richard Louis Stevens. Releases Document Number 2511341. (Death Certificates and Letters of Testamentary attached).		Jul. 5, 1974 11:10AM	<i>[Signature]</i>
2761745				<i>[Signature]</i>

93346522

INDEXED	SERIALIZED	FILED	JUL 5 1974
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2761745	391 5433-127	9/18/70
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RECORDED DOC. #

Handwritten initials

93346522

Property of Cook County Clerk

93346522

LJ

Mortgage from James Walter Kondrat, Walter Kondrat and Betty Kondrat to First Illinois Bank of Evanston, N.A., of the United States to secure note in the sum of \$85,000.00, payable as therein stated. For particulars see Document, Sept. 28, 1990

3915234

Warranty Deed in favor of Walter Kondrat and Betty Kondrat, married to each other and James Walter Kondrat, a bachelor as joint tenants with right of survivorship. Conveys foregoing premises. Sept. 28, 1990

3915233

Subject to General Taxes levied in the year 1990

229527-90

Certificate Numbers: _____
Examiners: _____
Date: _____
September 28, 1990

1097578

CERTIFICATION OF CONDITION OF TITLE