

UNOFFICIAL COPY

CERTIFICATE OF TITLE

94574748

Date Of First Registration

JANUARY EIGHTH (8th), 1925
TRANSFERRED FROM CERTIFICATE NO. 1187588

STATE OF ILLINOIS }
COOK COUNTY } S151

I Harry "Bus" Yourell Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

KEVIN G. BUCKLEY
(A Bachelor)

DEPT-11 \$23.50
T#0013 TRAN 6102 06/30/94 14:30:00
#5893 # RP #-94-574748
COOK COUNTY RECORDER

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 Property situated in the County of Cook and State of Illinois, and Described as Items 1 and 2 as Follows:

DESCRIPTION OF PROPERTY

94574748

ITEM 1.

UNIT 303 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 30th day of March, 1978 as Document Number 2799429

ITEM 2.

An Undivided 1/421% Interest (except the Units delineated and described in said survey) in and to the following Described Premises:

That part of the Northwest Quarter (1/4) of Section 12, Township 42 North, Range 15, East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the said Northeast Quarter (1/4) of Section 12, thence Northward along the East line of the said North West Quarter (1/4) North 90 degrees 24 minutes 40 seconds West, a distance of 102.97 feet; thence South 89 degrees 35 minutes 29 seconds West, a distance of 49.00 feet; thence North 31 degrees 29 minutes 47 seconds West, a distance of 116.22 feet; thence North 1 degrees 11 minutes 39 seconds West, a distance of 118.62 feet; thence South 89 degrees 30 minutes 00 seconds West, a distance of 362.31 feet to the point of beginning; thence North 00 degrees 30 minutes 00 seconds West, a distance of 196.00 feet; thence North 89 degrees 30 minutes 00 seconds East, a distance of 15.00 feet; thence North 00 degrees 30 minutes 00 seconds West, a distance of 110.65 feet; thence North 44 degrees 30 minutes 00 seconds East, a distance of 73.38 feet; thence North 89 degrees 30 minutes 00 seconds East, a distance of 178.18 feet; thence North 36 degrees 57 minutes 42 seconds East, a distance of 83.99 feet to a point on the centerline of Rand Road, as established on January 8, 1925; thence Northwestward along said centerline, being a curved line, convex to the Southwest, of 2546.83 feet in radius, having a chord length of 295.31 feet on a bearing of North 43 degrees 43 minutes 13 seconds West, for an arc length of 294.97 feet to a point of tangency; thence continuing along the said centerline North 46 degrees 24 minutes 27 seconds West, a distance of 89.03 feet; thence South 43 degrees 33 minutes 51 seconds West, a distance of 300.00 feet to a point of curvature; thence Southwestward along a curved line convex to the Southeast of 230.00 feet in radius, for an arc length of 226.01 feet; thence South 00 degrees 30 minutes 00 seconds East, a distance of 225.34 feet; thence North 89 degrees 30 minutes 00 seconds East, a distance of 207.67 feet; thence South 46 degrees 24 minutes 27 seconds East, a distance of 102.90 feet; thence South 00 degrees 30 minutes 00 seconds East, a distance of 125.00 feet; thence North 89 degrees 30 minutes 00 seconds East, a distance of 122.43 feet to the point of beginning, and excepting therefrom the most Southerly 36 feet thereof.

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 FOURTH (24th) day of JUNE 1985

6/29/85 RP

Registrar of Titles, Cook County, Illinois.

02-12-100-030-1034
1100 Randville, unit 303
Palatine, Ill. 60067

2350
TB

MEMORIALS

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 REGISTRAR
263953-35	General Taxes for the year 1934. 1st Inst. paid. 2nd Inst. not paid. Subject to General Taxes levied in the year 1935. Rights of the public in roads, highways, along foregoing premises. Grant in favor of the Public Service Company of Northern Illinois, of the rights to lay, maintain and operate an Eighteen (18) inch gas main and necessary appurtenances, in, upon, under and along the South west Side of the Public Highway, known as Rand Road, which extends along the Northeast Side of foregoing premises. For particulars see Document.	July 12, 1936	July 25, 1946 9:47AM	<i>Harry Bue Yonck</i>
1193722	Subject to condition contained in Deed registered as Document Number 2597193, that no more than 194 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 of said conveyance shall revert to the LaSalle National Bank, as Trustee, under Trust Number 33740, Grantor in said Deed. For particulars see Document. Subject to covenant running with the land to the effect that no more than 194 three-story apartment Units and no more than 72 two story garden apartment units shall be erected on the property described in said Deed registered as Document Number 2597394, and in the event of violation thereof there shall be a reverter, as shown in Deed registered as Document Number 2597394. For particulars see Document.	July 12, 1936	July 25, 1946 9:47AM	<i>Harry Bue Yonck</i>
In Duplicate	Declaration by American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 29734, declaring that foregoing premises and other property shall be held, sold, and conveyed subject to the easements, covenants and restrictions herein set forth. For particulars see Document. (Randville Estates Declaration Association, Inc. By Laws attached as Exhibit "C").	Oct. 19, 1972	Oct. 31, 1972 1:17PM	<i>Harry Bue Yonck</i>
2637771	Release of Easement by American National Bank of Chicago, Trustee, under Trust Number 29734, releasing from the easements, covenants, and restrictions contained in Declaration registered as Document Number 2637771 all that part of foregoing premises described in Exhibit "B" attached hereto. For particulars see Document.	Oct. 19, 1972	Oct. 31, 1972 1:17PM	<i>Harry Bue Yonck</i>
2666752 In Duplicate	Declaration and Grant of easement executed by American National Bank and Trust Company of Chicago, Trustee, under Trust Number 29734, and LaSalle National Bank, as Trustee, Trust Number 33740, declaring a non-exclusive easement for ingress and egress by pedestrian and vehicular traffic of any kind, over, upon and along the Easement Parcel defined on the Plat attached hereto as Exhibit "C" and made a part hereof, as appurtenant to and for the benefit of the Benefited Parcels described in Exhibits "A" and "B" attached hereto and made a part hereof, and for the benefit and common use of all present and future owners, purchasers, mortgagees, tenants, occupants, any persons acquiring any interest in the Benefited Parcels, or any part of or portion thereof, and members of their immediate families, guests and invitees; said easement to be subject to terms, covenants, conditions, obligations and reservations herein set forth and to remain in full force and effect to and until the date that the Easement Parcel shall be dedicated to the Grantors to the County of Cook State of Illinois, and shall be duly accepted by said County. For particulars see Document.	Dec. 21, 1972	Dec. 21, 1972 12:23PM	<i>Harry Bue Yonck</i>
2666783	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 33339, for Randville Condominiums, and the rights, easements, and easements for Parking Spaces, restrictions agreements, reservations and covenants therein contained. For particulars see Document. (Exhibits "A", "B", "C", "D" and "E" attached hereto and made a part hereof).	Dec. 18, 1972	Dec. 21, 1972 12:23PM	<i>Harry Bue Yonck</i>
2799479	Amendment by owners and mortgagees of premises encompassed by and subordinate to Randville Estates Declaration of Easements, Covenants and Restrictions registered as Document Number 2637771, wherein parties amend said Declaration as herein set forth. For particulars see Document. (Exhibit "A" and "B" attached).	Jan. 29, 1973	Mar. 20, 1973 12:15PM	<i>Harry Bue Yonck</i>
2900237	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). (Affects part of foregoing property and other property).	July, 1976	Oct. 15, 1976 3:46PM	<i>Harry Bue Yonck</i>
2900238		July, 1976	Oct. 15, 1976 3:46PM	<i>Harry Bue Yonck</i>

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County Clerk's Office

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Property of Cook County Clerk's Office

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RECEIVED



John J. Zachara
20 N. Wacker Drive
Chgo. Ill. 60606