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JULY NINTH (9)6), 1811

STATE OF THINOIS) 89 COOK COUNTY

I Sidney R. Olsen Registrar of Titles in and for said County, in the State aforesaid do hereby certify that 17,00

FOUR THIRTY SEVEN LAND COMPANY, INC.

County of

and State of VIRGINIA

the owner of an estate in fee simple, in the following described

land situated in the County of Gook and Rate of Illinois.

<u>Ubscripnioniof</u> Land

the Third Principal Meridian, lying North of the Sorth Line of the South 1084,31 feet of the West Half (1/2) of the Northeast Quarter (1/4) of Section 18 aforesaid (as measured along the East line thereof) (excepting from said Tract of Land that part thereof dedicated for Golf Road by its funent registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 18, 1970, as Documer County and excepting thereform that part thereof falling within Sheffield Village Apartments Unit One, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 18, 570, as Document Number 233130; and excepting from said Tract of Land that part thereof lying South of said Shellin of "Illage Apartinging Unit One and West of a line described as follows: Commencing at the center of said Section (8, thince North 83,3318 East, along the South line of said North East Quarter (1/4) of Section 18, a distance of 322.22 fect to the place of beginning; thence North 82642 West, a distance of 98,13 fect to a point of curvature; thence North response of the said Section 18, a distance of 322.22 fect to the place of beginning; thence North 82642 West, a distance of 98,13 fect to a point of curvature; thence North response of the said Section 18, and the said Section 18, a distance of 322.22 fect to the place of beginning; thence North Response of the Section 18, a distance of 322.22 fect to the place of beginning thence North Response of the Section 18, a distance of 322.22 fect to the place of beginning thence North Response of the Section 18, a distance of 322.22 fect to the place of beginning thence North Response of the Section 18, a distance of 322.22 fect to the place of beginning thence North Response of the Section 18, a distance of 322.22 fect to the place of beginning thence North Response of the Section 18, a distance of 322.22 fect to the place of beginning thence North Response of the Section 18, and the Section 1 402642 West, a distance of 44,15 feet to a point of curvature; thence of the rity along an arc of a circle having a radius of 780 feet, being convex to the West and tangent to last described line an arc distance of 251.01 feet to a point of tangency; thence North 13059 36. East, a distance of 18.38 feet to 2 point of curvatures; thence Northerly along an arc of a circle, having a radius of 500 feet, being convex to the East Line tangent to last described line, an arc distance of 274.76 feet to a point of tangency; thence North 17029 32. West, a distance of 303.49 feet to a point of curvature; thence Northerly; along an arc of a circle, having a radius of 1499 feet to ing convex to the Southwest and tangent to last described line, an arc distance of 479.81 feet to the Southwest corner of Knollwood Drive, as deficated in said Shriffield Village Apartments Unit One; and excepting from said Tract of Land that part thereof dedicated for Knollwood Drive by Pict registered in the Office of the Registrar of Titles of Con. County, Illinols, on January 18, 1977, as Document Number 2003393; and excepting from said Tract of Land that part the collying North of the North Line of Golf Road, as dedicated by said Instrument registered on November, 18, 1970, as Document Number 2331349; and excepting from said Tract of Land that part thereof lying South of the South Line of Golf Road, as dedicated by Pict of Shelfield Village Apartments Unit One registered on November 18, 1970, as Document Number 2331349; and Shelfield Village Apartments Unit One registered on November 18, 1970, as Document Number 2331350).

67-18-200-621-1004

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

Witness My hand and Official Seal

\_day of\_

Registrar of Titles, Cook County, Minois

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

NATURE AND TERMS OF DOCUMENT DATE OF DOCUMENT YEAR-MONTH-DAY-HOUR SIGNATURE OF R DOCUMENT NO Lary Bur Jawl Subject to General Taxes invied in the year 1982.
Subject to the rights of public in roads and highways over foregoing 27 W 19 B prennies. Lis Pendens Notice entered in the Circuit Court of Cook County, Illina County Department, Chancery Division, Case No. 87 G. 1907, entitled Four Thirty Seven Land Co., Inc., a Delaware Corporation-vs-La Sale National Bank, a National Banking Association, as Trustee, Trust No. 101270, et al., dated the 24th day of May, 1982. For particulars see Document. May 27, 1982 3:37PM 3261011 345 74- 20 19, 4m, 2/25 My 1862001,017,000 16 3440069 and 6/6/81 3458388 82885 s lug 16 362947 HOYES 60 died 35/9 35% 10 10 10 mile 10/10 3019 09.9 REM **100** 8-26-60 (lot | any) P. 4-344.4 BULLY AIR 3608659 Y 6:7 14 1575175 51.1 - 6 .... Pec of Cordo Sullivil 16 -20-3612036 4-29-81 X+ 4-1 0 00 MATEURS m+6-5-12-87 GP Um =, 5-12-51 13616075-075 9-4 De Mtz 361050-081 3617394,255,376 94659338 MIT OF HE 8-17-17 1-87 8-26-17 wit ne 34446,210,21/ 4-1-87 3648224 9-1-7 3648242 2112 Aug 1777 1649619-60 214 42 7 34001114113 98 DI 10: A 2177/1-153 3655271,272 PHITE

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## UNOFFICIAL COPY CERTIFICATION OF CONDITION OF TITLE

Master Certificate Number: 1400217 DABLILA Examiner: Certified Copy of Order of Dismissal entered in the United States District 3409846 Court, Northern District of Illinois, Eastern Division, Case No. 82 C 3207 entitled Four Thirty Seven Land Co., vs LaSalle National Bank, et al. Cancels Document Number 3261053). (Attached is direction to register Document Number 3409846 on Certificate Number 1400217). December 12, 1984 Quit Claim Deed in favor of Thomas E. Woelfle. Conveys interest in 3409847 foregoing premises and other property. (Legal description rider and Certification of Authority attached). December 12, 1984 Deed in Trust in favor of laSalle National Bank, as Trustee, Trust Number 3409848 107721. Conveys foregoing plemises and other property. (Legal description rider attached). December 12, 1984 Mortgage from LaSalle National Bank, as Trustee, Trust Number 107721, to 3409849 Four Thirty Seven Land Company Inc., a Delaware corporation, to secure note in the sum of \$392,000.00, payable as therein stated. For particulars see Document. (Legal description and rider attached). (Affects foregoing premises and other property). December 12, 1984 Release Deed in favor of LaSalle National Bank, as Frustee, Trust Number 3425771 107721. Releases Document Number 3409849. (Legal description attached). March 21, 1985 Trustee's Deed in favor of Windsong Apartments Venture. Conveys part of 3425772 foregoing premises and other property. (Joint Venture Agreement, Legal

description as Exhibit A, Improvements as Exhibit B, Budget as Exhibit C, Apartment Management Contract as Exhibit D and Copy of Note as Exhibit b

E attached). (Affects part of foregoing premises and other property).

Page 1 of 6 KM March 21, 1985

Master Certificate 1400217

- Declaration and Regulatory Agreement between Village of Schaumburg, Illinois, (Issuer of revenue bonds), LaSalle National Bank, as Trustee and Windsong Apartments Venture, Owner, subjecting property described on Exhibit D attached hereto to the restrictive covenants and agreements herein contained, and setting forth agreements by all parties for the purpose of financing multi-family housing by revenue bonds designated "Village of Schaumburg, Illinois, Convertible Variable Rate Demand Multifamily Housing Revenue Bonds (Windsong Apartments Venture Project) Series 1985", in the aggregate principal amount of \$9,500,000,000 on said property described on Exhibit D, under terms, covenants and conditions herein contained. For particulars see Document. (Exhibits A, B, and C attached). (Affects part of foregoing premises and other property).

  March 2), 1985
- Mortgage and Security Agreement from Windsong Apartments Venture, Lincoln National Realty Corporation, d/b/a LNC Realty Corporation, an Indiana corporation, Albert Zale and Edward Zale, (Mortgagor) to the Village of Schaumburg, Illanis, (Mortgaged), for the issuance of its Convertible Variable Rate Demand Multifamily Housing Revenue Bonds (Windsong Apartments Venture Project) Series 1985 in the aggregate principal amount of \$9,500,000.00 and interest and to secure a non-recourse Note described in Exhibit C attached hereto and a Loan Agreement of even date herewith, in accordance with the terms, provision, covenants and agreements herein contained. For particulars see Dozument. (Exhibits A, B and Schedule I attached). (Affects part of foregoing premises and other property). March 21, 1985
- Assignment from Windsong Apartments Venture, Lincoln National Realty Corporation, d/b/a LNC Realty Corporation, an Indiana corporation, Albert Zale and Edward Zale, to the Village of Schaumburg, Illinois, of all its right, title and interest in, to and under all leases, rental agreements now or hereafter existing, together with all the rents, issues and profits, etc. of all or any property described on Exhibit A attached hereto. For particulars see Document.

  March 21, 1985
- Indenture of Trust between The Village of Schaumburg, Illinois, a mirricipal corporation (Issuer) and LaSalle National Bank, as Trustee, wherein issuer pledges and assigns to Trustee, the Loan Agreement, Mortgage, Note, Assignment of Rents, etc., for the issuance of Variable Rate Demand Multifamily Housing Revenue Bonds (Windsong Apartments Venture Project) Series 1985, according to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as herein provided. For particulars see Document. (Legal description as Exhibit A attached). (Affects part of foregoing premises and other property). March 21, 1985

Page 2 of 6 KM

Master Certificate 1400217

- Mortgage and Security Agreement from Windsong Apartments Venture, Lincoln National Realty Corporation, d/b/a LNC Realty Corporation, an Indiana corporation, Albert Zale and Edward Zale, (Mortgager) to Lincoln National Corporation, an Indiana Corporation, (Mortgagee), for the issuance of its Convertible Variable Rate Demand Multifamily Housing Revenue Bonds (Windsong Apartments Venture Project) Series 1985 by the Village of Schaumburg, Illinois, to secure a Guaranty for said Bonds in the aggregate principal amount of \$9,500,000.00 and interest pursuant to Guaranty Agreement and a non-recouse Reimbursement Agreement dated February 1, 1985, under the covenants and agreements herein contained. For particulars see Cocument. (Exhibits A and B attached). (Affects part of foregoing premises and other property).

  March 21, 1985
- Second Assignment from Windsong Apartments Venture, Lincoln National Realty Corporation, d/b/a LNC Realty Corporation, an Indiana corporation, Albert Zale and Edward Zale, to Lincoln National Corporation, an Indiana corporation, of all its right, title and interest in, to and under all leases, rental agreements now or hereafter existing, together with all the rents, issues and profits, etc. of all or any property described on Exhibit A attached hereto. For particulars see Document.

  March 21, 1985
- FINANCING STATEMENT: Windsong Apartments Venture, Debtor, Village of Schaumburg, Illinois, Secured party, LaSalle National Bank, as Trustee, Assignee of Secured Party. Lists fixtures affixed to part of foregoing premises and other property. For particulars see Document. (Exhibits A and B attached).

  March 21, 1985
- 3425780 FINANCING STATEMENT: Windsong Apartments Venture, Debtor, Lincoln National Corporation, Secured party. Lists fixtures affixed to part of foregoing premises and other property. For particular, see Document. (Exhibits A and B attached)

  March 21, 1985
- 3440069 Trustee's Deed in favor of Schaumburg Park Foundation. Conveys fart of foregoing premises and other property. (Resolution, Certificate and 1 egal description attached).

  June 6, 1985
- 3458388 Quit Claim Deed in favor of Schaumburg Park District. Conveys part of foregoing premises and other property. (Affidavit, Copy of Deed, Resolution and Legal description attached).

  Aug. 28, 1985
- 3519356 Trustee's Deed in favor of American National Bank & Trust Company of Chicago, as Trustee, Trust Number 67190. Conveys part of foregoing premises and other property. (Affidavit and Legal Description attached).

  June 2, 1985

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Moster Certificate 1400217

Plat subdividing part of foregoing premises and other property into Lot and Street in Windsong Subdivision, etc. For particulars see Document. (Letter attached).

Aug. 26, 1986

Subject to building line as shown on Plat registered as Document Number 3543545. For particulars see Document.

Subject to public utility and drainage easements contained in Plat registered as Document Number 3543545, in favor of the Village of Schaumburg and to those public utility companies operating under franchise from the Village of Schaumburg, including but not limited to the Illinois Bell, Commonwealth Edisor Company and Cablenet of Illinois, Inc., their respective successors and assigns, for serving foregoing premises and other property with communications, electric, cable, sewer and water services, etc., as herein reserved and granted. For particulars see Document.

3608659 Plat subdividing part of foregoing premises and other property Into Lots, Outlots, and Streets in Final Plat of Subdivision for Carriage Homes of Windsong etc. For particulars see Document. (Letter attached).

April 16, 1987

Subject to building line as shown on Plat registered as Document Number 3608659. For particulars see Occument.

Subject to public utility and drainage casements contained in Plat registered as Document Number 3608659 in favo, of the Village of Schaumburg and to those public utility companies operating under franchise from the Village of Schaumburg, including but not limited to the Illinois Bell Telephone Company, Commonwealth Edison Company and Cablenet of Illinois, Inc., their respective successors and assigns, for serving foregoing premises and other property with communications, electric, case, sewer and water services, etc., as herein reserved and granted. For particulars see Document.

- Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 6719u, for Carriage Homes of Windsong Condominium and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Exhibits A, B, C, D, and E attached). (Creates units in Buildings 7, 8, 9 and 10; also provides for future development). (Affects part of foregoing property and other property)

  April 29, 1987
- Supplement No. 1 to Deciaration by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, etc., as herein set forth. For particulars see Document. (Exhibits B, C, and D, attached). (Creates units in Buildings 2, 3, 4, 5 and 6) (Affects part of foregoing property and other property).

  June 5, 1987

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Master Certificate 1400217 4 5 6 9 9

- Supplement No. 2 to Declaration by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, etc., as herein set forth. For particulars see Document. (Exhibits B, C and D attached), (Creates units in Building 1) (Affects part of foregoing property and other property).

  July 30, 1987
- Supplement No. 3 to Declaration by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, etc., as herein set forth. For particulars see Document. (Exhibits B, C and D artached). (Creates units in Buildings 11, 12, 13 and 14). (Affects part of foregoing property and other property). August 26, 1987
- Supplement No. 4 to Declaration by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, etc., as herein set forth. For particulars see Document. (Exhibits B, C and D attached). (Creates units in Buildings 15, 16 and 17). (Affects part of foregoing property and other property). October 8, 1987
- Supplement No. 5 to Declaration by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, etc., as herein set forth. For particulars see Document. (Exhibits B, C and D attached). (Creates units in Building 13). (Affects part of foregoing property and other property).

  April 27, 1988
- Supplement No. 6 to Declaration by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document 1 lumber 3612036, etc., as herein set forth. For particulars see Document. (Exhibute B, C and D attached). (Creates units in Buildings 20, 21, 22, and 23). (Affects part of foregoing property and other property).

  May 12, 1988
- Supplement No. 7 to Declaration by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, etc., as herein set forth. For particulars see Document. (Exhibits B, C and D attached). (Creates units in Buildings 27, 28, 29 and 30). (Affects part of foregoing property and other property).

  October 4, 1988

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Master Certificate 1800217 4 9 9 1 1

Supplement No. 8 to Declaration by American National Bank and Trust 3753662 Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, and setting forth the final percentage of interest in property covered under Development Area of said Declaration, as herein set forth. For particulars see Document. (Exhibits B, C and D attached). (Creates units in Buildings 31, 32, 33 and 34). (Affects part of foregoing property and other property). Nov. 15, 1988

Supplement No. 9 to Declaration by American National Bank and Trust 3769288 Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, etc., as nerein set forth. For particulars see Document. (Exhibits B and C attached). (Affects part of foregoing property and other property). January 25, 1989

Continuation of Financing Statement registered as Document Number 3855874 3425779, Windsong opts. Venture, Debtor; Village of Schaumburg, Illinois, Secured Party, LaSalle National Bank, Assignee of Secured Party. For particulars see Document (Exhibits A and B attached). (Affects part of foregoing premises and other property). January 24, 1990

Continuation of Financing Statement registered as Document Number 3855875 3425780, Windsong Apts. Venture, Debtor; Lincoln National Corp., Secured Party. For particulars see Document. (chibits A and B attached). (Affects Clort's Office part of foregoing premises and other property). January 24, 1990

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#### CERTIFICATION OF CONDITION OF TITLE

Certificate Numbers	1400217		,
Examiner: Dand	forenti		
Date:	//	8-4-94	

UNIT 1-4 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 29th day of April, 1987, as Document Number 3612036, together with its undivided percentage of interest in and to the following described premises:

All of Lets 1, 10 and 11 and Those parts of Lots 2, 9, 12, 16 and 17 in Final Plat of Subdivision for Carriage Homes of Windsong (hereinafter described) lying West of the East line of the West Half (1/2) of the Northeast Quarter (1/4) of Section 16, Township 41 North, Range 10, East of the Third Principal Meridian, all In the I lina! Plat of Subdivision for Carriage Homes of Windsong, being a Subdivision of part of the North East Quarter (1/4) of Section 18, 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, on August 26, 1986, as Decement Number 3543545.

P. I. N. 07-18-200-021-1004

273039-89

General Taxes for the year 1986.1st Inst. Paid on Account \$997.52, Balance Due \$20,105.88. 2nd Inst. Paid on Account \$1,154.59, Balance Due \$22,379.10. Total Due \$42,484.98. (07-18-200-003 underlying)
General Taxes for the year 1988.
Subject to General Taxes levied in the year 1989.

Subject to building line as shown on Plat registered as Document Number 3608659. For particulars see Document.

Subject to public utility and drainage easements contained in Plat registered as Document Number 3608659, in favor of the Village of Schaumburg and to those public utility companies operating under franchise from the Village of Schaumburg, including but not limited to the Illinois Bell Telephone Company, Commonwealth Edison Company and Cablenet of Illinois, Inc., their respective successors and assigns, for serving foregoing premises and other property with communications, electric, cable, sewer and water services, etc., as herein reserved and granted. For particulars see Document.

Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee, Trust Number 67190, for Carriage Homes of Windsong Condominium and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained; also provides for future development. For particulars see Document. (Exhibits A, B, C, D, and E attached). (Affects foregoing property and other property) April 29, 1987

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RECORDED DOC. #

94689999

#2

#### UNOFFICIAL CC

Certificate 1400217 5

- Supplement No. 2 to Declaration by American National Bank and Trust Campany of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036. etc., as herein set forth. For particulars see Document. (Exhibits B, C and D attached). (Affects foregoing property and other property). July 30, 1987
- Trustee's Deed in favor of Thomas S. Babin. Conveys foregoing property and 3665287 other property. Nov. 5, 1987
- Supplement No. 8 to Declaration by American National Bank and Trust 3753662 Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, and setting forth the final percentage of interest in property covered under Development Area of said Declaration, as herein set forth. For particulars see Document. (Exhibits B, C and D attached). (Affects foregoing property and other property). Nov. 15, 1988
- Supplement No. 9 to Diclaration by American National Bank and Trust 3769288 Company of Chicago, as Trustee, Trust Number 67190, annexing and adding additional property to Declaration registered as Document Number 3612036, etc., as herein set forth. For particulars see Document. (Exhibits B and C and collections of the collectio attached). (Affects foregoing property and other property). Jan. 25. 1989

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Proposition or Cook County Clark's Office