

APPLICATION NO. 011
DOCUMENT NO. 1279804 F

VOLUME 14002879
PAGE 09
CERTIFICATE NO. 14002879
OWNER FOUR THIRTY SEVEN LAND COMPANY, INC.

11/18/82

**CERTIFICATE
OF TITLE**

94689998

Date Of First Registration

JULY NINTH (9th) 1918
TRANSFERRED FROM
CERTIFICATE NO. 1500213

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

FOUR THIRTY SEVEN LAND COMPANY, INC.

DEPT-11
140013 TRAN 7144 08/04/98 11:02:00
48807 * * * * *
COCK COUNTY RECORDER

Baldwin x Shary
9397 N. Plum Grove Rd
Schamburg IL 60173

of the County of _____ and State of VIRGINIA
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

That part of the West Half (1/2) of the Northeast Quarter (1/4) of Section 18, Township 41 North, Range 10 East of the Third Principal Meridian, lying North of the South Line of the South 1084.33 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 instrument registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 18, 1970, as Document Number 2331345; and excepting therefrom 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, 1970, as Document Number 2331350; and excepting from said Tract of Land that part thereof lying South of said Sheffield Village Apartments Unit One and West of a line described as follows: Commencing at the center of said Section 18, thence North 85°33'18" East, along the South line of said North East Quarter (1/4) of Section 18, a distance of 327.22 feet to the place of beginning; thence North 89°26'42" West, a distance of 98.15 feet to a point of curvature; thence Northerly 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 231.01 feet to a point of tangency; thence North 130°39'36" East, a distance of 18.38 feet to a point of curvature; thence Northerly along an arc of a circle, having a radius of 500 feet, being convex to the East and tangent to last described line, an arc distance of 274.76 feet to a point of tangency; thence North 17°29'32" West, a distance of 323.49 feet to a point of curvature; thence Northerly along an arc of a circle, having a radius of 1495 feet, being 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 dedicated in said Sheffield Village Apartments Unit One; and excepting from said Tract of Land that part thereof dedicated for Knollwood Drive by Plat registered in the Office of the Registrar of Titles of Cook County, Illinois, on January 18, 1972, as Document Number 2603393; and excepting from said Tract of Land that part thereof lying 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 said instrument registered on November 18, 1970, as Document Number 2331349; and North of a line 20 feet South of and parallel with said South Line of Golf Road, and East of the East Line of Knollwood Drive, as dedicated by Plat of Sheffield Village Apartments Unit One registered on November 18, 1970, as Document Number 2331350).

94689998

07-18-200 -021-1004

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

Witness My hand and Official Seal

this EIGHTEENTH (18th) day of NOVEMBER

11/18/82 LSK

Harry B. York
Registrar of Titles, Cook County, Illinois

4700
A.P. 1982
RP

MEMORIALS

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 REGISTRAR

27330 K1

Subject to General Taxes levied in the year 1982. Subject to the rights of public in roads and highways over foregoing premises. Lis Pendens Notice entered in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, Case No. 82 C 3297, entitled Four Thirty Seven Land Co., Inc., a Delaware Corporation-vs-La Salle 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 1:37PM

Henry Ben Youell

Henry Ben Youell

3261011

COOK COUNTY

Table with columns for Document No, Nature and Terms of Document, Date of Document, Date of Registration, and Signature of Registrar. Contains multiple entries for various documents including 'Del mtr', 'Deed', 'Plat', and 'Dec of Corp'.

94669298

MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.
NATURE AND TERMS OF DOCUMENT DATE OF DOCUMENT DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR SIGNATURE OF REGISTRAR

Table with columns: Nature and Terms of Document, Date of Document, Date of Registration (Year-Month-Day-Hour), and Signature of Registrar. Contains multiple rows of handwritten entries including document numbers (e.g., 3722235, 3745105, 3745329), dates (e.g., 6-30-88, 7-1-88, 7-5-88), and registration dates (e.g., 11-13-88, 10-11-88).

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MEMORIALS

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

DOCUMENT NO. NATURE AND TERMS OF DOCUMENT DATE OF DOCUMENT YEAR-MONTH-DAY-HOUR DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR SIGNATURE OF REGISTRAR

382442	4-11-90	Unit 4-1
3878908	5-7-90	Unit 4-1
3885558	5-29-90	Unit 4-1
389748	6-25-90	Unit 4-1
3893666	7-2-90	Unit 4-1
3902664	8-7-90	Unit 4-1
3905122	8-17-90	Unit 4-1
3905666	8-23-90	Unit 4-1
3908027	8-29-90	Unit 4-1
3915281	8-28-90	Unit 4-1
3915836	8-18-90	Unit 4-1
3915946	10-1-90	Unit 4-1
3917754	10-9-90	Unit 4-1
3917856	10-9-90	Unit 4-1
3929019	11-28-90	Unit 4-1
3949679	3-15-91	Unit 4-1
3951992	3-26-91	Unit 4-1

3956107	10-31	4-8-91
3955286	4-10-91	
3958257	258,259	4-19-91
3967783	5-28-91	
3968777	89	5-31-91
3971471	148,149	6-18-91
3973614	655	6-19-91
3975813	814	6-27-91
3977010	011	7-1-91
3979267		7-11-91
3991478		8-28-91
3991683		8-28-91
3996386	87	9-18-91
4006262	263	10-28-91
4010957		11-5-91
4011533		11-18-91
4014208	209	11-26-91
405397	123	12-3-91
4018547	8	12-13-91
401934		12-15-91
4021507	4	12-22-91

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CERTIFICATION OF CONDITION OF TITLE

Master Certificate Number: 1400217

Examiner: ED DABRILA

- 3409846 Certified Copy of Order of Dismissal entered in the United States District 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
- 3409847 Quit Claim Deed in favor of Thomas E. Woelfle. Conveys interest in foregoing premises and other property. (Legal description rider and Certification of Authority attached).
December 12, 1984
- 3409848 Deed in Trust in favor of LaSalle National Bank, as Trustee, Trust Number 107721. Conveys foregoing premises and other property. (Legal description rider attached).
December 12, 1984
- 3409849 Mortgage from LaSalle National Bank, as Trustee, Trust Number 107721, to Four Thirty Seven Land Company Inc., a Delaware corporation, to secure note in the sum of \$392,000.00, payable as herein stated. For particulars see Document. (Legal description and rider attached). (Affects foregoing premises and other property).
December 12, 1984
- 3425771 Release Deed in favor of LaSalle National Bank, as Trustee, Trust Number 107721. Releases Document Number 3409849. (Legal description attached).
March 21, 1985
- 3425772 Trustee's Deed in favor of Windsong Apartments Venture. Conveys part of foregoing premises and other property. (Joint Venture Agreement, Legal description as Exhibit A, Improvemyns as Exhibit B, Budget as Exhibit C, Apartment Management Contract as Exhibit D and Copy of Note as Exhibit E attached). (Affects part of foregoing premises and other property).
March 21, 1985

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Master Certificate 1400217

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- 3425773 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 \$9,500,000.00 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 21, 1985
- 3425774 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, Illinois, (Mortgagee), 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 Document. (Exhibits A, B and Schedule I attached). (Affects part of foregoing premises and other property).
March 21, 1985
- 3425775 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
- 3425776 Indenture of Trust between The Village of Schaumburg, Illinois, a municipal 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

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Master Certificate 1400217

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- 3425777 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 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-recourse Reimbursement Agreement dated February 1, 1985, under the covenants and agreements herein contained. For particulars see Document. (Exhibits A and B attached). (Affects part of foregoing premises and other property).
March 21, 1985
- 3425778 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
- 3425779 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 particulars see Document. (Exhibits A and B attached)
March 21, 1985
- 3440069 Trustee's Deed in favor of Schaumburg Park Foundation. Conveys part of foregoing premises and other property. (Resolution, Certificate and Legal 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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Master Certificate 1400217

3543545 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 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.

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 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.

3612036 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. 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

3623669 Supplement No. 1 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 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

- 3639502 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
- 3646607 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 attached). (Creates units in Buildings 11, 12, 13 and 14). (Affects part of foregoing property and other property).
August 26, 1987
- 3658011 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
- 3703587 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 19). (Affects part of foregoing property and other property).
April 27, 1988
- 3707575 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 Number 3612036, etc., as herein set forth. For particulars see Document. (Exhibits 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
- 3743760 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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- 3753662 Supplement No. 8 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, 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
- 3769288 Supplement No. 9 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 and C attached). (Affects part of foregoing property and other property).
January 25, 1989
- 3855874 Continuation of Financing Statement registered as Document Number 3425779, Windsong Apts. 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
- 3855875 Continuation of Financing Statement registered as Document Number 3425780, Windsong Apts. Venture, Debtor; Lincoln National Corp., Secured Party. For particulars see Document. (Exhibits A and B attached). (Affects part of foregoing premises and other property).
January 24, 1990

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CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1400217

Examiner: David K. Synesi

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 Lots 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 18, Township 41 North, Range 10, East of the Third Principal Meridian, all in the Final 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 Document 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.

3612036 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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Certificate 1400217 3 9 9 1 1

- 3639502 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). (Affects foregoing property and other property).
July 30, 1987
- 3665287 Trustee's Deed in favor of Thomas S. Babin. Conveys foregoing property and other property.
Nov. 5, 1987
- 3753662 Supplement No. 8 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, 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
- 3769288 Supplement No. 9 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 and C attached). (Affects foregoing property and other property).
Jan. 25, 1989

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Property of Cook County Clerk's Office