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APPLICATION NO. 15730
DOCUMENT NO. 332991-1

VOLUME 147 PAGE 30
CERTIFICATE NO. 1357199
OWNER WILLIAM A. YOUNGQUIST, J. L. IX.

94743823

JAN 23 1925



94-743823

Date Of First Registration DEPT. 11 \$25.00

19013 FROM BOOK 08/23/24 14-16-00

JANUARY EIGHTH (800) 1925 H1502 # 1481 743823

TRANSFERRED FROM CERTIFICATE NO. 1357199 COOK COUNTY RECORDER

STATE OF ILLINOIS)
COOK COUNTY)

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

WILLIAM A. YOUNGQUIST, AND JEAN E. YOUNGQUIST
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the VILLAGE OF PALATINE 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

ITEM 1.

UNIT 2-1 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 31st day of October, 1977, Document Number 2637772.

ITEM 2.

An Undivided 4.09% Interest (except the Units delineated and described in said survey) in and to the following Described Premises:

That part of the North West Quarter (4) of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the said North West Quarter (4) of Section 12; thence Northward along the East Line of said North West Quarter (4) North 00 degrees, 24 minutes, 40 seconds West, a distance of 751.00 feet to the point of beginning, being an intersection with the centerline of Rand Road, as established on January 8, 1925; thence South 83 degrees, 27 minutes, 21 seconds West, a distance of 236.36 feet; thence South 00 degrees, 30 minutes, 20 seconds East, a distance of 80.00 feet; thence South 89 degrees, 30 minutes, 00 seconds West, a distance of 100 feet; thence South 00 degrees, 30 minutes, 00 seconds East, a distance of 180.00 feet; thence South 89 degrees, 30 minutes, 00 seconds West, a distance of 141.69 feet; thence North 00 degrees, 30 minutes, 00 seconds West, a distance of 196.00 feet; thence South 89 degrees, 30 minutes, 00 seconds West, a distance of 62.31 feet; thence North 00 degrees, 30 minutes, 00 seconds West, a distance of 130.68 feet; thence North 64 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, 37 minutes, 42 seconds East, a distance of 88.99 feet to a point on the centerline of Rand Road, as established on January 8, 1925; thence Southeasterly along said centerline, being a curved line, convex to the Southwest of 2546.85 feet in radius, having a chord length of 308.00 feet on a bearing of South 56 degrees, 30 minutes, 17 seconds East, for an arc length of 308.19 feet to the point of beginning.

02-12-100-017-1022

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 SECOND (22nd) day of AUGUST A. D. 1983

3/22/83 NP

Form 3A

Harry Louis Jewell
Cook County Recorder

Box 333

94743823

94743823

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OF ESTATES, EASEMENTS, ENCUMBRANCES 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
290792-81	<p>General Taxes for the year 1982. Subject to General Taxes levied in the year 1983. (Rights of public in roads, highways, along said premises. Subject to condition contained in Deed registered as Document Number 290793, that no more than 14 three-story apartment units and no more than 22 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 La Salle National Bank, Trustee, under Trust No. 38799, Grantor in said Deed. For particulars see Document.</p> <p>Subject to covenant running with the land to the effect that no more than 14 three-story apartment units and no more than 22 two-story garden apartment units shall be erected on the property described in Deed registered as Document Number 290794, and in the event of violation thereof there shall be a reverter, as shown in Deed registered as Document Number 290794. For particulars see Document.</p>			<p><i>Harry Louis Jewell</i></p> <p><i>Harry Louis Jewell</i></p> <p><i>Harry Louis Jewell</i></p>
In Duplicate	<p>Grant in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and assigns, of an easement for public utility purposes to install their respective electric facilities and communication facilities and upon foregoing premises and other property approximately as shown on Exhibit A, attached hereto and approximately as shown in such drawings as may hereafter be submitted by Electric Company or Telephone 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 therein set forth. For particulars see Document.</p>			<p><i>Harry Louis Jewell</i></p>
2619897		June 21, 1972	July 12, 1972 4:03PM	<p><i>Harry Louis Jewell</i></p> <p>(Consent and subordination by Available Savings & Loan Association affixed hereto).</p>
In Duplicate	<p>Declaration by American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 29779, the owner of foregoing premises and other property, declaring that said premises shall be held, sold and conveyed subject to the easements, covenants and restrictions set forth herein, all of which are for the sole purpose of enhancing and protecting the value and attractiveness of the entire Development Parcel and shall be binding on all parties having or acquiring any right, title or interest therein and shall inure to the benefit of the owners thereof. Mandeville Estates Real Estate Association, Inc., by-Laws attached as Exhibit "C". For particulars see Document.</p>			<p><i>Harry Louis Jewell</i></p>
2657771		Oct. 19, 1972	Oct. 31, 1972 1:57PM	<p><i>Harry Louis Jewell</i></p>
In Duplicate	<p>Declaration of Condominium Ownership and the covenants, easements, agreements, reservations and covenants therein contained. For particulars see Document. (Certificate of correction attached). (Available Savings and Loan Association consent to said Declaration and Certificate of Correction).</p>			<p><i>Harry Louis Jewell</i></p>
2657772		Oct. 19, 1972	Oct. 31, 1972 3:18PM	<p><i>Harry Louis Jewell</i></p>
	<p>Amendment by owners and mortgagees of premises encompassed by and subordinate to Mandeville Estates Declaration of Condominiums, Covenants and Restrictions registered as Document Number 2657771, wherein parties amend said Declaration as herein set forth. For particulars see Document. Exhibits "A" and "B" attached.</p>			<p><i>Harry Louis Jewell</i></p>
2900237		July, 1976	Oct. 15, 1976 5:46 PM	<p><i>Harry Louis Jewell</i></p>
	<p>Grant of Easement by owners and mortgagees of premises described in Exhibit "A" (herein referred to as "Grantor") and Wheeling Trust and Savings Bank, Trustee, Trust Number 74296, Birmingham 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" (hereinafter 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).</p>			<p><i>Harry Louis Jewell</i></p>
2900238		July, 1976	Oct. 15, 1976 3:46PM	<p><i>Harry Louis Jewell</i></p>
67118 10	<p>REF (S-11) - Micro - 7/10 - 3934125-6-7 12-20-77 10</p>			<p>Tony</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">94743623</p>

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CERTIFICATION OF CONDITION OF TITLE

1357199

Certificate Number: _____

Examiner: _____

Date: December 20, 1990

240792-90

Subject to General Taxes levied in the year 1990.

3934125

Affidavit by Jean L. Youngquist as to the death of William A. Youngquist.
(Death Certificate and Affidavit of No Inheritance Tax Due attached). (Legal
description rider attached)
December 20, 1990

3934126

Warranty Deed in favor of David A. Gutzmer, et ux. Conveys foregoing
premises. (Legal description rider attached)
December 20, 1990

3934127

Trust Deed from David A. Gutzmer and Janet M. Gutzmer to Chicago Title
and Trust Company as Trustee to secure note in the principal sum of
\$44,000.00, payable as therein stated. For particulars see Document. (Legal
description rider attached)
December 20, 1990

AMA



RECORDED DOC. # _____

FORM 3002

94742623