Date Of First Registration

MAY SEVENTH (7th), 1925

94927956

CONKIDURING J Harry "Bus" Youroll Registrar of Titles in and for said County, in the Rate aforesaid, do hereby cortify that

of the ARLINGTON HILIGHTS County of coop and State of Hillings.

the owner of an estate in fee simple, in the following described land situated in Dir County of Cook and State of Illinois.



The South One (1) of the East one Half (1) of the West ONe Half (1) of the Quarter (1) of Section 21, Township 42 Sirth, Range 11, Does of the Principal Meridian, texcep that part taken for Thomas Avenue by Plat of

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\$3048 \$ LC *-94-927956 COOK COUNTY RECORDER

BICKLEY, HART & GARDNER, P.C. ATTORNEYS AT LAW 937-939 S. ROSELLE ROAD SCHAUMBURG, ILLINOIS 60193-3978

03-21-100-027-1138 Subject to the Estates, Easements, Incumbrances and Charges noted on the following memorials page of this Certificate. 1 Official Soil 5

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Hirry Bus Services Cook County, Illinois.

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219003-87	General Taxes for the year 1986. Subject to General Taxes levied in the year 1987,	Harmy down to see					
In Duplicate	Trust Deed from Gerald A. Schrouder and Clara E. / Schrouder, to saymend S. Johnston, as Trustee, to secure their note in the sum of \$150,000.00, payable as therein stated. For particulars see Document,						
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Master Certificate Number: 1451031 Arlington on the Ponds (South)					
Examiner:	EDWAND C. DARK, LA				
3615237	Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3516814. (Legal description attached) May 8, 1987				
3616609	Notice and Claim for Mechanics' Lien by Edward Hines Lumber Co., against Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578, owner and Lawrence Tellschow, subcontractor, filed in the Office of the Registrar of Titles of Cook County, to furnish lumber and building materials, etc., in the amount of \$8,699.28 with interest. For particulars see Document. May 14, 1987				
3620378	Release Deed in favor of Gerald A. Schroeder, et ux. Releases Document Numbers 3068763 and 7278611. (Refusal to Act attached) May 27, 1987				
3620379	Release Deed in favor of Gerald A. Schroeder, et ux. Releases Document Number 3318384. May 27, 1987				
3620380	Plat of Dedication by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, dedicating the South 40 feet of foregoing premises for roadway purposes. For particulars see Document. (Affidavit and Certification of Ordinance and Resolution attached) May 27, 1987				
3620381	Plat subdividing foregoing premises into Lot 1 in Arlington on the Ponds 1, etc. For particulars see Document. (Certification of Ordinance and Resolution attached). May 27, 1987				
	Subject to building set back lines as shown on Plat registered as Cocument Number 3620381. For particulars see Document.				
	Subject to public utility and drainage casement contained in Plat registered as Document Number 3620381, in favor of Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company, the Village of Arlington Heights and Cablenet, Inc., their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas and cable T.V., etc., as herein reserved and granted. For particulars see Document.				

Master Certificate 1451031

Subject to emergency access easement as shown on Plat registered as Document Number 3620381. For particulars see Document.

- Mortgage from The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$3,000,000.00, payable as therein stated. For particulars see Document. (Legal description as Rider "A" attached). (Affects part of foregoing premises)

 June 5, 1987
- Partial Release Deed in favor of The Bank & Trust Company of Arlington Heighte, as Trustee, Trust Number 3578. Releases Document Number 351681%.

 June 16, 1927
- Onsite Utility Maintenance Agreement between The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, and The Village of Arlington Heights, Illinois, wherein parties agree that Trustee will maintain all sanitary sewers, storm sewers, watermains, storm water detention basins and their appartenances on property described herein, in accordance with the runs and regulations of the Village of Arlington Heights. For particulars see Englument.

 June 16, 1987
- Release of Claims and Liability by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, releasing and holding harmless, now and forever, the Village of Arlington Heights, its successors and assigns, all claims, damages, injuries and demands arising out of the construction and maintenance of retention basin (lake), etc., or property described herein. For particulars see Document. (Affects foregoin, premises and other property).

 June 16, 1987
- 3626519 Declaration of Easement by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, of a perpetual reciprocal easement over property described in Exhibits A and B, attached hereto, for storm sewer, water main, drainage and storm water retention, etc. For particulars see Document. (Plat of Survey attached). (Affects foregoing premises and other property)

 June 16, 1987
- Declaration of Condominium Ownership by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, for Arlington on the Ponds (South) Condominium and the rights, easements, restrictions, agreements, reservations and covenants therein contained. For particulars see Document. (Exhibits A, B, C, D, E and F attached) (Creates 38 Units in Buildings 16, 17, 18, 19, 20, 21, 22, 23 and 24).

 June 16, 1987

Page 2 of 6 KM

Master Certificate 1451031

- Additional Advance Agreement by and between The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578 (Mortgagor) and Arlington Heights Federal Savings and Loan Association advancing Mortgagor an additional advance in the amount of \$60,000.00 as provided for in Mortgage registered as Document Number 3516815, under terms, covenants and agreements herein contained. For particulars see Document (Legal Description Rider attached). (Affects part of foregoing premises). July 10, 1987
- First Amendment to Declaration by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 36 Units in Buildings 9, 10,11, 12, 13, 14 and 15).

 August 27, 1987
- Modification Agreement by and between The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578 and Arlington Heights Federal Savings and Loan Association modifying Mortgage and Note registered as Document Number 1623627 as herein set forth. For particulars see Document. (Legal Description Rider attached). Oct. 23, 1987
- Morigage from The Bank and Trust Company of Arlington Heights, a corporation, as Trustee under Trust Number 3578 to Arlington Heights Federal Savings and Loan Association, a corporation of the United States of America, to secure note in the sum of \$1,624,000.00, payable as therein stated. For particulars see Document, (Legal Description Rider attached), Dec. 31, 1987
- Release Deed in favor of The Bank & Trust Company of Arington Heights, as Trustee under Trust Number 3578. Releases Document Numbers 3516814 and 3516816. (Legal Description Rider attached).

 May 13, 1988
 - Release Deed in favor of The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578. Releases Document Number 3594625. (Legal Description Rider attached). June 3, 1988
- Second Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 6 Units in Building 8).

 June 3, 1988

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Third Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 4 Units in Building 7). August 19, 1988

- 3735638 Trustee's Indenture of Succession in Trust in favor of NBD Trust Company of Illinois, an Illinois corporation, as Successor Trustee under Trust Number 3573-AH. Conveys part of foregoing premises. (Legal Description Rider, Exhibit A and Copy of Plats attached).

 Aug. 50 1988
- Mortgage from NBD Bank and Trust Company of Illinois, as Trustee, Trust Number 3578-AH, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$2,151,000.00, payable as therein stated. For particulars see Document. (Legal description rider attached). (Affects part of foregoing premises). Aug. 30, 1988
- 3741615 Certificate of Amendment b. William C. Harris, Commissioner of Banks and Trust Companies of the State of Milinois, approving the amendment to change the name of The Bank & Trust Company of Arlington Heights to NBD Arlington Heights Bank, effective May 1, 1988. For particulars see Document. (Affects part of foregoing premises) September 22, 1988
- 3741016 Trust Management Agreement between The Bank and Trust Company of Arlington Heights, (Bank) and NBD Trust Company of Illinois (Trust Company), wherein the Bank will merge into and transfer its business to the NBD Trust Company of Illinois. For particulars see Document. (Affects part of foregoing premises).

 September 22, 1988
- Fourth Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing Additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 6 Units in Building 6) September 22, 1988

Page 4 of 6 KM

Master Certificate 1451031

- Fifth Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 20 Units in Buildings 25, 26, 27 and 28). November 11, 1988
- Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Numbers 3516514. (Legal description attached). (Affects foregoing premises and other property)

 Dec. 12, 1988
- 3768308 Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Numbers 3623627 and 3661857. (Legal description attached) Jan. 20, 1989
- 3768310 Release Deed in fazor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3678274. (Legal description attached).

 Jan. 20, 1989
- 3778944 Trust Management Agreement between The Bank and Trust Company of Arlington Heights, (Bank) and NBD Trust Company of Illinois (Trust Company), wherein the Bank will merge into and transfer its business to the NBD Trust Company of Illinois. For particulars see Document. (Affects part of foregoing premises).

 March 13, 1989
- Mortgage from NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, to Arlington Heights Federal Savings and Loan Association, to secure note in the sum of \$3,800,000.00, payable as therein stated. For particulars see Document. (Legal description attached). (Affects part of foregoing premises). March 13, 1989
- Sixth Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Ariington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 12 Units in Buildings 4 and 30).

 June 1, 1989

Page 5 of 6

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Master Certificate 1451031

- 3878276 Seventh Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. (Creates 25 Units in Buildings 2, 3, 5, 29 and 31) September 27, 1989
- 3841535 Eighth and Final Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending valibits B, C, and D to said Declaration, as herein set forth. For or Cook Colling Clerk's Office particulars see Document. Nov. 20, 1989

Page 6 of 6 KM

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CERTIFICATION OF CONDITION OF TITLE

Certificate Number:	1451031	
Examiner:	Bell	
Date:		10-26-94
		7

UNIT 29-1527 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 16th day of June, 1987 as Document Number 3626520; together with its undivided percentage of interest in and to the following described premises:

Lot One (1) in Arlingto on the Ponds I, being a Subdivision in the Northwest Quarter (1/4) of Section 21, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, on May 27, 1987, as Document Number 3620381.

P.I.N. 03-21-100-027-1138

279003-91

General Taxes for the year 1990.1st Inst. Paid.2nd Inst. Not Paid. Subject to General Taxes levied in the year 1991.

3616609

Notice and Claim for Mechanics' Lien by caward Hines Lumber Co., against Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578, owner and Lawrence Tellschow, subcontractor, filed in the Office of the Registrar of Titles of Cook County, to furnish lumber and building materials, etc., in the amount of \$8,699.28 with interest. For particulars see Document.

May 14, 1987

Subject to building set back lines as shown on Plat registered as Document Number 3620381. For particulars see Document.

Subject to public utility and drainage easement contained in Plat registered as Document Number 3620381, in favor of Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company, the Village of Arlington Heights and Cablenet, Inc., their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas and cable T.V., etc., as herein reserved and granted. For particulars see Document.

Subject to emergency access easement as shown on Plat registered as Document Number 3620381. For particulars see Document.

Page 1 of 3	# 0		
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- Onsite Utility Maintenance Agreement between The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, and The Village of Arlington Heights, Illinois, wherein parties agree that Trustee will maintain all sanitary sewers, storm sewers, watermains, storm water detention basins and their appurtenances on property described herein, in accordance with the rules and regulations of the Village of Arlington Heights. For particulars see Document.

 June 16, 1987
- Release of Claims and Liability by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, releasing and holding harmless, now and lorever, the Village of Arlington Heights, its successors and assigns, all claims, damages, injuries and demands arising out of the construction and maintenance of retention basin (lake), etc., on property described herein. For particulars see Document. (Affects foregoing premises and other property).

 June 16, 1987
- Declaration of Eastment by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, of a perpetual reciprocal easement over property described in Exhibits A and B, attached hereto, for storm sewer, water main, drainage and storm water retention, etc. For particulars see Document. (Plat of Survey attached). (Affects foregoing premises and other property)

 June 16, 1987
- Declaration of Condominium Ownership by The Bank and Trust Company of Arlington Heights, as Trustee, Trust Number 3578, for Arlington on the Ponds (South) Condominium and the rights, easements, restrictions, agreements, reservations and covenants therein contained. For particulars see Document. (Exhibits A, B, C, D, E and F attached)

 June 16, 1987
- Mortgage from NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, to Arlington Heights Federal Sakings and Loan Association, to secure note in the sum of \$3,800,000.00, payable as therein stated. For particulars see Document. (Legal description attached). (Affects foregoing property and other property). March 13, 1989
- Seventh Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document.

 September 27, 1989

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- Eighth and Final Amendment to Declaration by NBD Trust Company of Illinois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponds (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document.

 Nov. 20, 1989
- 3915202 Successor Trustee's Deed in favor of NBD Trust Company of Illinois, as Trustee, Trust Number 4284-AH. Conveys foregoing property and other property. (Legal Description Rider attached). Sept. 27, 1990
- Mortgage from NBD Trust Company of Illinois, as Trustee under Trust Number '294-AH to NBD Arlington Heights Bank, to secure note in the sum of \$1,533,000,000, payable as therein stated. For particulars see Document. (Legal Description Rider attached). (Affects foregoing property and other property).

 Sept. 27, 1990
- Assignment of Rents and Leases from NBD Trust Company of Illinois, as Trustee under Trust Number 4284-AH (Assignor) to NBD Arlington Heights Bank (Assignee) wherein Assignor bargains, sells, transfers, assigns, conveys, sets over and delivers unto Assignee all leases now existing or at any time in the future, all amendments, extensions and renewals of said Leases; together with all the rents and other income which may now or hereafter be or become due under said Leases, etc. For particulars see Document. (Legal Description Rider attached).

 Sept. 27, 1990
- FINANCING STATEMENT: NBD Trust Company of minois, as Trustee, Trust Number 4284-AH, Debtor, NBD Arlington Heights Bank, an Illinois banking corporation, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Legal Description Rider attached). Sept. 27, 1990
- 3939582 Trustee's Deed in favor of Dukwoo Cho, et ux. Conveys foregoing property. (Legal Description attached).

 Jan. 22, 1991
- 3939533 Mortgage from Dukwoo Cho and Yunmi Cho to Citibank, Federal Savings Bank, of the United States, to secure note in the sum of \$131,800.00, payable as therein stated. For particulars see Document. (Rider attached). Jan. 22, 1991
- Release Deed in favor of NBD Trust Company of Illinois, as Trustee under Trust Number 4284-AH. Releases Document Numbers 3915203 and 3915204. (Legal Description attached). May 3, 1991