

OCT 07 1985

CERTIFICATE OF TITLE

94064355

Date Of First Registration

(1) SEPTEMBER TWENTY FOURTH (24th), 1906
(2) JULY EIGHTEEN (18th) 1913
TRANSFERRED FROM
CERTIFICATE NO. 1369266

94064355
STATE OF ILLINOIS
COOK COUNTY

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

BRAHMA N. GUPTA AND MANJU GUPTA
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the ELMWOOD County of _____ and State of ILLINOIS
ARE 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 Follows:

7781-417

DESCRIPTION OF PROPERTY

An undivided 0.287% interest in premises hereinafter described (excepting therefrom the property comprising those Units and parts of Units falling within said premises, as said Units are delineated on Survey attached to and made a part of Declaration of Condominium Ownership registered on the 21st day of December, 1979 as Document Number 3139392

Said premises being described as follows: That part of LOT FIFTEEN (15) in Chicago Land Clearance Commission Number Three (hereinafter described), falling within the North Twenty Five (25) feet of the East One Hundred (100) feet of Lot Thirty Nine (39) in Bronson's Addition to Chicago and that part of LOT FIFTEEN (15) in Chicago Land Clearance Commission Number Three (hereinafter described) falling within the South Twenty Five (25) feet of the East One Hundred and Fifty Nine (159) feet (except the West Seven (7) feet thereof), of Lot Thirty Seven (37) in Bronson's Addition to Chicago, said Chicago Land Clearance Commission Number Three, being a Consolidation of Lots and parts of Lots and vacated alleys in Bronson's Addition to Chicago and Certain Resubdivisions, all in the Northeast Quarter (1/4) of Section 9, Township 39 North, Range 14, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on May 4, 1962 as Document Number 2032004.

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NOTE:

OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 306-E DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

17-04-222-062-1138



BOX 333

DEPT-11 RECORD-T

\$25.00

T45555 TRAN 0689 01/20/94 13:32:00

#8066 # *-94-064355

COOK COUNTY RECORDER

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

Witness My hand and Official Seal

this FIRST (1ST) day of NOVEMBER 1985

11-1-83 KM

Harry "Bus" Yourell
Registrar of Titles Cook County Illinois

Handwritten initials/signature

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RECORDERS OFFICE

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
263396-83	General Taxes for the year 1982, 1st installment Paid, 2nd installment Not Paid. Subject to General Taxes levied in the year 1983. Redevelopment Agreement between Chicago Land Clearance Commission and Carl Sandburg Center No. Two, a limited partnership, as Redeveloper, subjecting property described therein to the conditions, provisions, covenants and agreements therein contained, relative to the redevelopment of "Skum and Blighted Area Redevelopment Project North LaSalle" described therein, in accordance with amended redevelopment plan therefore approved by the Chicago Land Clearance Commission, and by the Administrator, and by the Illinois State Housing Board and approved by the City Council of the City of Chicago by Ordinance (including said amended Plan) recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 1843881. For particulars see Document. (Attached is Certified Copy of Ordinance by City Council of City of Chicago, approving sale of said Property). (Affects Lots 13 aforesaid and other property).			<i>Harry Busby</i>
2134118	Subject to all covenants running with the land to be in effect until July 10, 2001, as set forth in Deed registered as Document Number 2134320, that the use of foregoing property will be restricted to the uses specified therein in the Redevelopment Plan approved by Ordinance of the City Council of the City of Chicago (certified Copy of which is recorded in the Office of the Recorder of Deeds of Cook County, as Document Number 1843881) and in the Redevelopment Agreement between Chicago Land Clearance Commission and Carl Sandburg Center No. Two recorded in the Office of the Recorder of Deeds of Cook County, as Document Number 1838934 and that Carl Sandburg Center No. Two (Grantee in said Deed Document Number 2134320) and its successors and assigns shall commence and complete the construction of the improvements to said property within the period of time provided by said Redevelopment Agreement, and that said Grantee and its successors and assigns shall make no changes in the said improvements after completion of construction thereof which would constitute a major change in said improvements or in the utilization of the property except with the written approval of the Grantor, or which are not in conformity with the Redevelopment Plan, and as said Plan is amended and extended, and that said Grantee and its successors and assigns, shall devote the property herein described to the uses specified in said Redevelopment Plan, and shall use said property in accordance with the said Plan, and for the purposes specified in said Plan. For particulars see Document.	June 27, 1962	June 10, 1964 2:23PM	<i>Harry Busby</i>
In Duplicate	Subject to covenant running with the land contained in Deed registered as Document Number 2134320, that Carl Sandburg Center No. Two (Grantee in said Deed), and its successors and assigns, shall not effect or execute any instrument, lease, conveyance or other instrument whereby any of the property described herein is restricted either by the Grantee or by any successor in interest of the Grantee, upon the basis of race, religion, color or national origin, in the sale, lease or occupancy thereof and that said Grantee and its successors and assigns shall not discriminate against any person on the basis of race, religion, color, or national origin in the sale, lease or occupancy of the property and the improvements constructed hereon; said covenants to remain in effect without limitation as to time. For particulars see Document.			<i>Harry Busby</i>
In Duplicate	Regulatory Agreement between Carl Sandburg South, a limited partnership, George H. Dovenmuehle, Arthur Ruhlloff, Louis R. Solomon, Albert A. Robin and Stanley L. Goodfriend, General Partners and their successors, heirs and assigns, jointly and severally herein referred to as Owners, and Federal Housing Commissioner, (herein called Commissioner) setting forth agreements by Owners, for themselves, their successors, heirs and assigns, in connection with the mortgaged property, and the project operated thereon and so long as the contract of Mortgage Insurance continues in effect, and during such further period of time as the Commissioner shall be the owner, holder or reinsurer of the mortgage, or during any time the Commissioner is obligated to insure a Mortgage on the mortgaged property, in consideration of the endorsement or insurance by the Commissioner of the said note or in consideration of the consent of the Commissioner to the transfer of the mortgaged property, and in order to comply with the requirements of the National Housing Act and the Regulations adopted by the Commissioner pursuant thereto. For particulars see Document. (Affects foregoing property and other property).	May 1, 1960	June 10, 1964 2:23PM	<i>Harry Busby</i>
2134322 In Duplicate	Certificate of Completion by Department of Urban Renewal of the City of Chicago, successor in interest to the Chicago Land Clearance Commission, certifying that Carl Sandburg Center No. Two and Carl Sandburg South, its assignee, have satisfactorily performed their covenants and the duties for the beginning and completion thereof, upon foregoing property and other property. For particulars see Document.	May 1, 1960	June 10, 1964 2:23PM	<i>Harry Busby</i>
2270264 In Duplicate	Declaration by and among American National Bank and Trust Company of Chicago, under Trust Number 45374, Carl Sandburg Center, an Illinois Limited Partnership, Carl Sandburg South, an Illinois Limited Partnership, Sandburg Schiller, an Illinois Limited Partnership, Carl Sandburg Burton, an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership, declaring easements, covenants, conditions, restrictions, burdens, uses, privileges and charges herein set forth which shall run with the land and be binding upon and inure to the benefit of all parties having or acquiring any right, title or interest therein or any part hereof; Subject to the rights, liabilities and obligations as more specifically set forth herein; also contains provision for supplements to subject additional properties to said covenants, conditions, etc. For particulars see Document. (Exhibits "A" through "L" inclusive attached hereto and made a part hereof). (Affects foregoing property and other property).	May 3, 1966	May 10, 1966 11:16AM	<i>Harry Busby</i>
3083871 In Duplicate	First Amendment executed by American National Bank and Trust Company of Chicago, as Trustee, under Trust Numbers 45374, 46493, 46360 and 46492, Carl Sandburg Center an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership amending certain terms and provisions in Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871 as herein set forth. For particulars see Document. (Exhibits "A" "B" "C" "D" "E" and "F" attached). (Affects foregoing property and other property).	Mar. 13, 1979	Apr. 12, 1979 4:38PM	<i>Harry Busby</i>
3099737 In Duplicate	Second Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45374, 46360, 46492 and 46493, annexing and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, amended by First Amendment registered as Document Number 3099737; also confirming, declaring and creating perpetual easements as herein set forth. For particulars see Document. (Exhibits "A" through "M" inclusive attached). (Affects foregoing property and other property).	May 6, 1979	June 22, 1979 4:20PM	<i>Harry Busby</i>
3120308		Sept. 1, 1979	Sept. 21, 1979 12:54PM	<i>Harry Busby</i>

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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 RE...
3134391	Third Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45574, 46360, 46992 and 46493 amending Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3120308, amending Section 3.08 by the addition of Section 3.08 (a) (viii) as herein set forth. For particulars see Document. (Exhibits "A", "B", "C", "D", "E", "F" and "G" attached). (Affects foregoing property and other property).	Oct. 1, 1979	Dec. 4, 1979 1124PM	Harry B...
3134392	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 46493, for Elliot House Condominium Association, a not-for-profit corporation and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Certificate of Developer attached). (Affects foregoing property and other property). (Exhibits A, B, C and D attached).	Nov. 1, 1979	Dec. 4, 1979 1124PM	Harry B...
3134700	First Amendment to Declaration of Condominium Ownership for Elliot House Condominium Association, registered as Document Number 3134392, executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Number 46493, amending said Declaration as herein set forth. For particulars see Document. (Exhibits "A" and "B" attached). (Affects foregoing property and other property).	Jan. 7, 1980	Jan. 8, 1980 1107AM	Harry B...
3179356 In Duplicate	Subject to agreement contained in Deed Document Number 3146099 restricting the conveyance of foregoing property within one year from January 20, 1980. For particulars see Document.			Harry B...
3146091 3232760 In Duplicate	Fourth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 45574, 46360, 46992, 46993 and 48916, annexing and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3120308 and amended by Third Amendment registered as Document Number 3134391. For particulars see Document. (Exhibits "A" "B" "C" "D" "E" "F" and "G" attached). (Affects foregoing property and other property).	March 4, 1980	Sept. 23, 1980 1129PM	Harry B...
3146091 3232760 In Duplicate	Mortgage from American National Bank and Trust Company of Chicago, as Trustee, Trust Number 48773, to Continental Illinois National Bank and Trust Company of Chicago, a corporation, to secure note in the sum of \$47,700.00, payable as therein stated. For particulars see Document. (Rider attached). (Affects foregoing property and other property).	Jan. 8, 1980	Feb. 20, 1980 11:22AM Nov. 17, 1982 2011PM	Harry B...
3133631	Modification Agreement by Brahma N. Gupta and Manju Gupta, New Borrower, and Continental Illinois National Bank and Trust Company of Chicago, a National Banking Association, Lender, wherein Lender releases Original Borrower and New Borrower assumes and agrees to pay principal and interest in Mortgage registered as Document Number 3146091 and recited as Document Number 3232760 and modifying note to include the call option provision in Exhibit B attached hereto, subject to terms, covenants, provisions and agreements herein contained. For particulars see Document. (Legal description as Exhibit A attached).	Nov. 1, 1983	Nov. 1, 1983 11:39AM	Harry B...
263396-86 In Duplicate	Mortgagee's Duplicate Certificate 640747 issued 11-17-84 on Mortgage 3146091 and 3232760.			Harry B...
3375923	Subject to General Taxes levied in the year 1986. Sale 2-23-83 for City, State, County, etc., taxes of 1983 of Condo Unit 306E to Phoenix Bond for sum of \$1,345.18 @6% Penalty, Vol 498, Page 3. Assignment from Continental Illinois National Bank and Trust Company of Chicago, a National Banking Association, to Fairman Home Mortgage Corporation, of Mortgage and Note registered as Document Number 3146091. For particulars see Document. (Legal description attached).	May 1, 1986	Dec. 15, 1986 3:09PM	Harry B...

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