

APPLICATION NO 900  
DOCUMENT NO 273899Z

VOLUME 12 PAGE 12  
CERTIFICATE NO 1193963  
OWNER ANDREW DUNCAN BTUX

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94160417

ACK

# CERTIFICATE OF TITLE

Date Of First Registration **SEPT-11 1929** \$25.00  
MAY TWENTY THIRD (23rd) 1929  
TRANSFERRED FROM CERTIFICATE NO 1193961  
COOK COUNTY RECORDER

**94160417**  
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

ANDREW DUNCAN and IRLIN M. DUNCAN  
(Married to each Other)  
NOT IN TENANCY IN COMMON, BUT IN JOINT TENANCY

of the County of COOK and State of ILLINOIS  
ARE the owners of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

## DESCRIPTION OF LAND

The South 24 feet of the North 26 feet of LOT SIX HUNDRED SEVENTY FIVE----- (675)

In F. J. Lewis South Eastern Development, being a subdivision in the West Half (4) and in the Northeast Quarter (4) of Section 17, and the Southeast Quarter (4) of Section 16, all in Township 37 North, Range 15 East of the Third Principal Meridian.

AVENUE J  
CHICAGO ILLINOIS 60617  
PIN # 26-17-328-041

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

Witness My hand and Official Seal

this ELEVENTH (11th) day of FEBRUARY 1974

DR 2/11/74  
Form No. 1

Sidney R. Olsen  
Registrar of Titles, Cook County, Illinois.

Box 277

25.00  
A. P. 1974

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## 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
244788/74	<p><u>General Taxes for the year 1973</u>                      Subject to General Taxes levied in the year 1974                      Subject to 15 ft. building line, as shown on Plat Document No. 447632.                      Restrictions running with the land until January 1, 1970, as to use of buildings to be erected on foregoing premises, as to use of said premises, as shown in Deed Document No. 992347.</p>			<i>[Signature]</i>
In Duplicate	<p>Declaration by Fair Hims Homes Inc., that the wall separating 2 units of the duplex buildings erected on foregoing premises is a party wall, as shown in Deed Document No. 992348. For particulars see Document.</p>			<i>[Signature]</i>
992348	<p>Declaration by Fair Hims Homes Inc., of an easement under</p>		Oct. 28, 1943 2:28 PM	<i>[Signature]</i>
In Duplicate	<p>thereof for the sole purpose of supplying or permitting the furnishing of gas, electricity and telephone service to the various lots or portions thereof to the extent only that may be required to comply with the said War Production Board regulations dated June 23, 1942. For particulars see Document.</p>			<i>[Signature]</i>
992351	<p>Right reserved by grantor in Deed Document No. 992353, its successors and assigns to lay under, upon or over foregoing premises, pipes, wires or conduits for public utilities.</p>		Oct. 28, 1943 2:28 PM	<i>[Signature]</i>
In Duplicate	<p>Mortgage from Andrew Duncan and Melon M. Duncan, to Illinois Savings and Loan Association, a corporation of Illinois, to secure their note in the principal sum of \$15,000.00, payable as therein stated. For particulars see Document.</p>			<i>[Signature]</i>
2738993	<p><del>Mortgage</del> <b>CANCELLED</b></p>		Feb. 11, 1974 3:18 PM	<i>[Signature]</i>

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING
- O/T M	2763827	7/18/74

2763827	<p><u>Assignment</u> from Illinois Savings and Loan Association, to Federal National Mortgage Association, of Mortgage and Note registered as Document Number 2738993. For particulars see Document. (Legal Description Attached)</p>	Feb. 1, 1974	July 18, 1974 3:52 PM	<p><i>[Signature]</i> <i>[Signature]</i></p>
	<p>Mortgagee's Duplicate Certificate 554325 issued 7/18/74 on Mortgage 2738993</p>			

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING
Mortgage	3087971	4/16/79

244788-79	<p><u>General Taxes for the year 1974.</u>                      Subject to General Taxes levied in the year 1979.                      In Pendens Notice entered in the Circuit Court of Cook County, Illinois, County Department, Chancery Division, Case No. 79 CH 2197, entitled 1st Financial Savings and Loan Association, f/k/a Illinois Savings and Loan Association -vs- Andrew Duncan, et al., dated April 11, 1979. For particulars see Document.</p>			<p><i>[Signature]</i> <i>[Signature]</i></p>
3037911			Apr. 26, 1979 10:47 AM	<i>[Signature]</i>

KIND OF INSTRUMENT	DOCUMENT NUMBER	DATE OF FILING
W/SAT	3992359	3-30-79

Tony

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## CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1193963

Examiner: \_\_\_\_\_

Date: August 30, 1991

- 244788-91 Subject to General Taxes levied in the year 1991.
- 3992359 Affidavit by Helen M. Duncan, n/k/a Helen M. Kovach, as to the death of Andrew Duncan and of her subsequent marriage to Joseph Kovach. (Affidavit and Death Certificate attached)  
Aug. 30, 1991
- 3992360 Warranty Deed in favor of John Arlow, et al. Conveys foregoing premises.  
Aug. 30, 1991
- 3992361 Mortgage from John Arlow and Kathleen D. Monson, to Chicago City Bank and Trust Company, to secure note in the sum of \$22,000.00, payable as therein stated. For particulars see Document. (Rider attached)  
Aug. 30, 1991

SAM

90160417

RECORDED DOC. # \_\_\_\_\_

FORM 3002

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