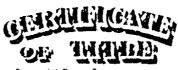
APR 2.3 1987

OWNER THE BANK A TRUST COMPANY OF AMELICATION HEIGHTS,



91181473

Date Of First Registration

MAY SEVENTH (7th), 1925 TRANSFERRED FROM 1451029 CERTIFICATE NO _________

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

THE BANE & TRUST COMPANY OF ARLINGTON HEIGHTS. AN Illinois Corporation, a Trustee, under the provisions of a Trust Agreement dated the 18th day of April, 1986 and known as Trust Number 3578.

of the willing in row County of cook and State of manuar

the same of an estate in fee simple, in the following described land situated in the County of Cook and Hate of Illinois.

The S with One ()) of the last one Half () of the West ONe Half () of the b rely of Courter (1) of Century 21, Township 42 North, Range 11, List of the Frincipal Meridian, (except that part taken for Thomas Avenue by Plat of

94181473

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\$7901 \$ 1.50 H-94-181473

COOK COURTY REMARDER

Subject to the Estates, Easements, Incumbrances and Charges noted on the following memorials page of this Certificate. BY Wilness My hand and Official Seal 16

day of SEPTEMBER S. D. 1986 Harry Eus Jewself Royistrar of Titles, Cook County, Illinois.

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OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND. DOCUMENT YEAR MONTH DAY HOUR SIGNATURE OF REGISTRAR NATURE AND TERMS OF DOCUMENT DATE OF GOCUMENT NO Harry And yourse 279901-87 General Taxon for the year 1986, Subject to General Taxon levied in the year 1987, Trunt Devel from Gerald A. Schroeder and Clara E. C. In Duplicate Schroeder, to Raymond S. Johnston, as Truster, to xecure their note in the num of \$350,000,00, payable as therein stated. For particuling see Document. Harry Bus Jeu Nov. 10, 1978 Jan. 2, 1979 9:16AM 3068763 Extrasion Agreement by and between First National BARR of Mount Prospect, a National banking Association and Gerald A. Schroeder and Clais W. Schroeder, extending time of payment of belance of \$350,000,00, remaining unpaid on note secured by Trust Beed registered as Bocument Amelan , 988763, adverting to the terry and condition approximation tradition approximation trade and large alon Agreement 3278611 In Duplicate Marry posts to speciment from the Kiddle second 1-10 ft on Tract bend 3018 24. Ty fix a lift of the first of the speciment of the Kiddle speciment of the fix of the fixed of the speciment of the fixed of the speciment of the fixed of the speciment of the specim 3318364 In Dug Lie at e W, H, 1940 Post of the colors 37. 6...14 Mr. W. 1940 May 22, 1946 Mark and track 2 may, of Arlington Heroton, a sport of a control for the Savina and Louis Association, a convertion of the United States of In Dept. 18 (19) America, to comuse note in the principal sum of \$520,000,00, with Mally Ben office 3516515 Im Duplicate Arising in Heightman filling is despotation, as Trustee Try (C.No. 3578, and Britis their sufficient filling is an Illinois deeporation, about along a Trust Deed requisitered in Bon. No. 3516814 to Mortgane Frequent as Don. To ditestry, after any part of their manners and appeared to Don. To ditestry, after any part of their manners and appeared below as the state of the filling and appeared below. 94181473 Way 15, 1986 May 22, 1946 to Martipage trum the bank and Trust Company of Arlington Heights, a corporation, as Trustee, Trust 80, 378, to Arlington Heights to bill Covered and four American, a disposation of the United States of America to message motern the principal support 13,000,000.00 May /2, 1946 to/5 6.6956 In Duplicate with interest and determinal advances in the amount \$6 to and including \$190,500.60, payable an therein stated, under terms, research and agreements between contained. Interpretabling see Dotwent, (Exhibit "A" legal description rider attached) [Affects part of foregoing Jay va Pob. 25, 1987 1:04PM 3594629 premines) Feb. 12, 1987 7 76,00 Per UNIT 16-443 5-777 white 3615 232. and, are 1 miles para serve ٠, ٢٠٠ Dred in the 31.32 211 212 337 37 363243.21 كاستويز Steal with 16-1641 1.4-17 362220 prod mrai-16 163518, 39 7-10-57 4.7 60 breef with to reed 21.481 MANAGE MAD . 3683849 25-53 2-16-60... Deep 3133840 (11) need 17 (ce . 323 (4) (21) ice is 7-15-87 + off it not 3634986

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CERTIFICATION OF CONDITION OF TITLE

Certificate Number:	14510	31	- And the state of
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UNIT 31-1507 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 Arlington 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 Dorument Number 3620381.

P.I.N. 03-21-100-027-1150

279003-91

General Taxes for the year 1990. Subject to General Taxes levied in the year 1991.

3616609

Notice and Claim for Mechanics' Lien by Edvard 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 DC

RECORDED DOC. # 93181474

Property of Cook County Clerk's Office

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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 maint mance of retention busin (lake), etc., on property described herein. For paraculars see Document. (Affects foregoing premises and other property).

 June 16, 1987
- Declaration of Earment by The Bank and Trust Company of Arlington Heights, as Trustee, first 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 Pumber 3578, for Arlington on the Ponds (South) Condominium and the rights, easements, restrictions, agreements, reservations and covenants there a contained. For particulars see Document. (Exhibits A, B, C, D, E and F attached)
 June 16, 1987
- Mortgage from NBD Trust Company linois, as Successor Trustee, Trust Number 3578-AH, to Arlingto hights Federal Savings and Loan Association, to secure note in the of \$3,800,000.00, payable as therein stated. For particulars the nent. (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

- 2841535 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 4284-AH to NBD Arlington Heights Bank, to secure note in the sum of \$1,533,000.00, 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, extension; 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
- 3915205 FINANCING STATEMENT: NBD Trust Company of Minois, as Trustee, Trust Number 4284-All, Debtor, NBD Arlington Heightz Bank, an Illinois banking corporation, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Legal Description Rider attached). Sept. 27, 1990
- 3924677 Trustee's Deed in favor of Matthew S. Royer, et ux. Conveys loregoing property.
 Nov. 7, 1990
- 3924678 Mortgage from Matthew S. Royer and Terry A. Royer to Fidelity Federal Savings Bank, of the United States of America, to secure note in the sum of \$120,000.00, payable as therein stated. For particulars see Document. (Rider and Legal Description attached).

 Nov. 7, 1990
- 3945587 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). Feb. 22, 1991

CERTIFICATION OF CONDITION OF TITLE

Master Certificate Number :1451031 Arlington on the Ponds (South) DARK, LA FOUANO 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 1727 of Gerald A. Schroeder, et ux. Releases Document Numbers 3068763 and 3278611. (Refusal to Act attached) May 27, 1987 Release Deed in favor of Gerald A. Schroeder, et ux. Releases Document 3626379 Number 3318384. May 27, 1987 Plat of Dedication by The Bank and Trust Company of Arlington Heights, as 3620380 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 etrached) May 27, 1987 Plat subdividing foregoing premises into Lot I in Artherton on the Ponds I, 3620381 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 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.

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
- 3626515 Persial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3516814 June 16, 1987
- Onsite Utility Maintenance Agreement between The Bank and Trust Company of Arangton Heights, as Trustee, Trust Number 3578, and The Village of Arlington Beights, Illinois, wherein parties agree that Trustee will maintain all sanitary sowers, storm sewers, watermains, storm water detention basins and their appartenances on property described herein, in accordance with the rules and regulation of the Village of Arlington Heights. For particulars see Tocoment.

 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., on property described herein. For particulars see Document. (Affects foregoing premises and other property).

 June 16, 1987
- 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

- 3633849 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
- 3646974 First Amendment to Declaration by The Bank and Trust Company of Arrington 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 ranibits B, C, and D to said Declaration, as herein set forth. For particulars ser Pocument. (Creates 36 Units in Buildings 9, 10, 11, 12, 13, 14 and 15). August 27, 1987
- 3661857 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 7623627 as herein set forth. For particulars see Document. (Legal Description Rider attached). Oct. 23, 1987
- 3678274 Mortgage 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 tavor of The Bank & Trust Company of Arlington Heights, 3707977 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, 3712950 as Trustee under Trust Number 3578. Releases Document Number 3594629. (Legal Description Rider attached). June 3, 1988
- Second Amendment to Declaration by NBD Trust Company of Illinois, as 3712952 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

- 3732851 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 3578-AH. Conveys part of foregoing premises. (Legal Description Rider, Exab t A and Copy of Plats attached).

 Aug. 30-1988
- 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 paraculars see Document. (Legal description rider attached). (Affects part of forceous premises). Aug. 30, 1988
- Certificate of Amendment 25 William C. Harris, Commissioner of Banks and Trust Companies of the State of Plinois, 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 ransfer 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 Minois, as Successor Trustee, Trust Number 3578-AH, adding and annexing additional property to Declaration of Condominium for Arlington on the Ponus (South) Condominium registered as Document Number 3626520 and amending Exhibits B, C, and D to said Declaration, as herein set forth. For particular see Document. (Creates 6 Units in Building 6) September 22, 1988

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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 Heleits, as Trustee, Trust Number 3578. Releases Document Numbers 3516814. (Legal description attached). (Affects foregoing premises and other property)

 Dec. 12, 1358
- 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
- 3768315 Release Direct in favor of the Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3'78. 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 frust 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
- 3799158 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 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 12 Units in Buildings 4 and 30).

 June 1, 1989

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Master Certificate 1451031

- 3828276 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
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 Nov. 20, 1989 3841535 Eighth and Final Amendment to Declaration by NBD Trust Company of

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