

APPLICATION NO. 1438  
APR 23 1987

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VOLUME 219 - PAGE 11  
CERTIFICATE NO. 1451029  
OWNER THE DANK & TRUST COMPANY OF ARLINGTON HEIGHTS,  
as Trustee, Trust No. 3578.

94384850

**CERTIFICATE  
OF TITLE**

94384850

Date Of First Registration

MAY SEVENTH (7th), 1925

TRANSFERRED FROM 1451029  
CERTIFICATE NO.

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

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

of the County of COOK and State of ILLINOIS

is the owner 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 One (1) of the East One Half (1) of the West One Half (1) of the  
Northwest Quarter (1) of Section 21, Township 42 North, Range 11, East of the  
Third Principal Meridian, (except that part taken for Thomas Avenue by Plat of  
Dedication Document No. 3546741)

1515 Courtland Dr.  
Arlington Hts IL 60004

03-21-100-227-1142

DEPT-11 \$0.00  
TR#013 TRAN 3697 04/28/94 14:56:00  
#6731 # RM \* 94-384850  
COOK COUNTY RECORDER

DEPT-11 \$51.00  
TR#013 TRAN 3697 04/28/94 14:56:00  
#6731 # RM \* 94-384850  
COOK COUNTY RECORDER



Box 534

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

Witness My hand and Official Seal

51.00  
A. D.

this FIFTH (5th)

day of SEPTEMBER

A. D. 1986

AP 5-865

Harry Bus Yourell

Registrar of Titles, Cook County, Illinois.

Form No. 1





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 DISTRICT

Table with columns for Document No., Nature and Terms of Document, Date of Document, Date of Registration, and Signature. Contains numerous entries with handwritten notes and dates ranging from 1988 to 1989.

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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
Unit 3 1-15-91	Warranty 392467-618	11-19-90	31-10-91 AM	3974357 6-21-91
	Ed, deed, 392512, 129		11-9-90	
Unit 31-15-91	Lease 3925557	11-13-90	10-16-91 AM	3974360 6-21-91
Unit 14-11-91	Mtg 392600-38	11-14-90	17-10-91 AM	3974361 6-21-91
Unit 17-11-91	Warranty 392643-44	11-16-90	27-10-91 AM	3974362 6-21-91
6-5-92	Deed 3927552	11-20-90	12-16-91 AM	3974363 6-21-91
	Warranty 3928120	11-28-90	14-11-91 AM	3974364 6-21-91
29-10-91	Warranty 3931582	12-1-90	18-11-91 AM	3974365 6-21-91
Unit 15-10-91	Lease 393163-47	1-28-91	15-11-91 AM	3974366 6-21-91
Unit 15-10-91	Deed 393200-41	2-11-91	23-10-91 AM	3974367 6-21-91
	Deed 394867-869	2-19-91	23-10-91 AM	3974368 6-21-91
Unit 31-10-91	Deed 3945587	2-22-91	13-10-91 AM	3974369 6-21-91
Unit 31-10-91	Deed 3945588	2-22-91	25-10-91 AM	3974370 6-21-91
Unit 31-10-91	Warranty 3949098 249	7-7-91	13-10-91 AM	3974371 6-21-91
	Warranty 3949098 249	7-7-91	17-10-91 AM	3974372 6-21-91
Unit 16-10-91	Mtg 3949596	4-3-91	24-10-91 AM	3974373 6-21-91
	Warranty 3951110	4-5-91	14-11-91 AM	3974374 6-21-91
	Warranty 3954510	4-6-91	25-10-91 AM	3974375 6-21-91
	Deed 396258	5-3-91	11-10-91 AM	3974376 6-21-91
	Mtg 396396	5-21-91	8-1-92 AM	3974377 6-21-91
Unit 2-15-91	Deed Mtg 3968451 952	6/3/91	1-15-91 AM	3974378 6-21-91
Unit 28-10-91	Deed 3973293	6-18-91	15-10-91 AM	3980801 7-7-91
2-15-91	Warranty 3974354	6-21-91	8-15-91 AM	3981850 7-23-91
23-10-91	Warranty 3974355	6-21-91	Unit 14-10-91	3984142 7/31/91
30-10-91	Warranty 3974356	6-21-91		
19-10-91	Warranty 3974357	6-21-91		
31-10-91	Warranty 3974358	6-21-91		

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MEMORIALS OF

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
117# 31/15/1	Charge 1/1/76 3989069.070		18/11/91	
117# 35/15/1	Charge 1/1/76 3989335		18/11/91	
117# 10/10/1	Deed 2496241		9-17-91	
117# 17-15/1	Release 3996775		9-19-91	
117# 15/15/1	Deed 4999962		11-1-91	
117# 12/16/1	Deed 4021490		10-7-91	
117# 10/10/1	Deed 4000000		11-11-91	
117# 7/15/1	Deed 4000000		11-22-91	
117# 10/10/1	AM 4000000		11-1-91	
117# 10/10/1	AM 4000000		11-1-91	
117# 10/10/1	AM 4000000		11-1-91	
117# 10/10/1	AM 4000000		11-1-91	
117# 15-16/1	AM 4008310		11-5-91	
117# 10/10/1	Deed 4019019		12-17-91	
117# 10/10/1	AM 4019821		1-11-91	

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CERTIFICATION OF CONDITION OF TITLE

Master Certificate Number :1451031 Arlington on the Ponds (South)

Examiner: EDUARDO C. DARRIN

- 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 2278611. (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 I, 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 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.



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Master Certificate 1451031

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

- 3623627 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 Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Number 3516814.  
June 16, 1987
- 3626516 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
- 3626518 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
- 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
- 3626520 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

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Master Certificate 1451031

- 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 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
- 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 3623627 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
- 3707977 Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee under Trust Number 3578. Releases Document Numbers 3516814 and 3516816. (Legal Description Rider attached).  
May 13, 1988
- 3712950 Release Deed in favor of The Bank and Trust Company of Arlington Heights, as Trustee under Trust Number 3578. Releases Document Number 3594629. (Legal Description Rider attached).  
June 3, 1988
- 3712952 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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Master Certificate 1491031

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- 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, Exhibit A and Copy of Plats attached).  
Aug. 30, 1988
- 3735639 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
- 3741015 Certificate of Amendment by William C. Harris, Commissioner of Banks and Trust Companies of the State of Illinois, 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
- 3741017 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

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Master Certificate 1451031 9 3 3 4 5 0

- 3755016 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
- 3759708 Partial Release Deed in favor of The Bank & Trust Company of Arlington Heights, as Trustee, Trust Number 3578. Releases Document Numbers 3618314. (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
- 3768315 Release Deed in favor 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
- 3778945 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
- 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 Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document. Nov. 20, 1989

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Property of Cook County Clerk's Office

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## CERTIFICATION OF CONDITION OF TITLE

Certificate Numbers: 1951031  
Examiner: *Ed Warden*  
Date: \_\_\_\_\_

UNIT 30-1515 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 Document Number 3620381.

P.I.N. 03-21-100-027-1142

279003-90

General Taxes for the year 1989. 1st Inst. Paid. 2nd Inst. Not Paid.  
Subject to General Taxes levied in the year 1990.

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 Telschow, 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  
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RECORDED DOC. # 04281051

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FORM 3002

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- 3626516 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
- 3626513 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
- 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
- 3626520 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
- 3778945 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 foregoing property and other property).  
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.  
June 1, 1989

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- 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 Exhibits B, C, and D to said Declaration, as herein set forth. For particulars see Document.  
Nov. 30, 1989
- 3876519 Trustee's Deed in favor of William A. Beckman, et ux. Conveys foregoing property.  
Apr. 27, 1990
- 3876520 Mortgage from William A. Beckman and Patricia A. Beckman to Norwest Mortgage, Inc., of the State of Minnesota, to secure note in the sum of \$166,750.00, payable as therein stated. For particulars see Document. (Riders and Legal Description Rider attached).  
Apr. 27, 1990
- 3876521 Assignment from Norwest Mortgage, Inc., a Minnesota corporation, to BarclaysAmerican/Mortgage Corporation, of North Carolina, of all its right, title and interest in and to Mortgage registered as Document Number 3876520. For particulars see Document. (Legal Description Rider attached).  
Apr. 27, 1990

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