

95100278

**CERTIFICATE  
OF TITLE**

Date Of First Registration

FEBRUARY ELEVENTH (11th), 1928

TRANSFERRED FROM 1371271  
CERTIFICATE NO.

STATE OF ILLINOIS )  
COOK COUNTY )

*J. Sidney R. Mason Registrar of Titles in  
and for said County, in the State aforesaid, do hereby certify that*

JOYCE A. GIRDUX  
(A Spinster)

of the VILLAGE OF RICHMON PARK County of COOK and State of ILLINOIS

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

**DESCRIPTION OF PROPERTY**

UNIT 508 described in survey delineated on and attached to and a part of a Declaration of Condominium  
Ownership registered on the 11th day of August 1981 as Document Number 234281  
TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID  
DECLARATION, AND AS AMENDED FROM TIME TO TIME.

IN AND TO THE FOLLOWING DESCRIBED PREMISES:

The East 695.00 feet of the South 333.00 feet of the following described parcel of land: That part of the West Half (1/2) of the  
Northwest Quarter (1/4) of Section 35, Township 33 North, Range 13, East of the Third Principal Meridian lying East of the East  
Right-of-Way line of the Illinois Central Railroad and North of a line which is 976.50 feet North of and parallel with the South  
line of the said West Half (1/2) of the Northwest Quarter (1/4) in Cook County, Illinois (excluding from said tract that part  
thereof described as follows: A strip of land 20.00 feet wide, lying on the East side of and adjoining the present 200.00 feet  
Right-of-Way of the Illinois Central Railroad Company, bounded and described as follows: Beginning at a point in the East line  
of said present Right-of-Way, 235.00 feet Southerly from the point where said Right-of-Way line intersects the North line of  
said Section 35 and running thence Southerly along said Right-of-Way line 825.00 feet; Thence East on a line parallel to said  
North Section line to a point that is 20.00 feet perpendicularly distant, Easterly from said Right-of-Way line, thence Northerly  
parallel to said Right-of-Way line 881.00 feet to a point opposite to the point of beginning; Thence Westerly at a right angle  
20.00 feet to a point of beginning), in Cook County, Illinois.

31-35-100-047-1026

95100278

Patricia M Johnson  
22516 Jackson St., Unit 5B  
Richardson, IL 60471



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

Witness My hand and Official Seal

this FOURTEENTH (14th) day of DECEMBER, 1980

12/18/80 DC

Harry B. Sproull

25.50

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

280871-84 In Duplicate

Subject to General Taxes levied in the year 1984. Grant in favor of Commonwealth Edison Company, an Illinois Corporation and Illinois Bell Telephone Company, an Illinois Corporation, their respective successors and assigns, of utility easements, etc., over part of foregoing property and other property more particularly described herein. For particulars see Document.

Signature of Registrar

2498384 In Duplicate

Declaration by and among County Bank and Trust Company, as Trustee under Trust Number 1403, County Bank and Trust Company, as Trustee under Trust Number 1439, Chicago City Bank and Trust Company, as Trustee under Trust Number 9317, Monumental Life Insurance Company, a Maryland corporation, New York Life Insurance Company, a New York corporation and Advance Mortgage Corporation, declaring that all easements and rights created by Declarations registered as Document Numbers 2662688 and 2662691 are hereby rescinded and cancelled and of no force and effect; and subjecting foregoing premises and other property described on Exhibits A-1, A-2 and A-3 attached hereto to the easements and rights to run with the land and be binding on all parties hereto, their successors and assigns, for the use of recreational facilities and streets described on Exhibits C-1 and C-2 attached hereto, under terms, provisions and conditions herein set forth. For particulars see Document. (Plans attached).

Apr. 7, 1970 A.M. 10, 1970 3:27PM

2741016

Declaration by Heritage County Bank and Trust Company, as Trustee under Trust Number 1403, Heritage County Bank and Trust Company, as Trustee under Trust Number 1439 and Chicago City Bank and Trust Company, as Trustee under Trust Number 9317, subjecting foregoing premises and other property described on Exhibit A attached hereto, to the covenants, conditions, restrictions, easements, reservations, liens, charges, rights, benefits and privileges, running with the land for a period of 40 years from August 11, 1983 and for successive periods of Ten (10) years) for ingress and egress and for use of Recreational Facilities, roads, etc., described on Exhibit B attached hereto; also provides for the formation of the Windwood Umbrella Association, an Illinois not-for-profit corporation, its successors and assigns, for the administration and maintenance of the Community Area and the architectural control of Dwelling Units. For particulars see Document.

Jan. 23, 1974 Mar. 14, 1974 1:08PM

3321280 In Duplicate

Declaration of Condominium Ownership by Heritage County Bank and Trust Company, as Trustee under Trust Number 1403 for Windwood Condominium No. 1 and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. (Also provides for future development). For particulars see Document. (Exhibits "A", "B", "C", "D" and "E" attached).

June 10, 1983 Aug. 11, 1983 11:53AM

3321281 In Duplicate

Mortgage loan to Draper and Kramer, Incorporated, a corporation, to secure note in the sum of \$24,900.00, payable as therein stated. For particulars see Document. (Legal Description attached).

June 30, 1983 Aug. 11, 1983 11:53AM

3321636 In Duplicate

Assignment from Draper and Kramer, Incorporated, a corporation, to Federal Home Loan Mortgage Association, a corporation, of Mortgage and Note registered as Document Number 3321636. For particulars see Document. (Legal Description attached).

May 25, 1984 May 30, 1984 2:46PM

3321639

Aug. 13, 1984

Aug. 16, 1984 3:17PM

|  |                 |                    |                      |
|--|-----------------|--------------------|----------------------|
| Mortgage on Parcel 10-11-12-13-14-15-16-17-18-19-20 on Mortgage 3321636. |                 |                    |                      |
| NAME OF INSTRUMENT   | DOCUMENT NUMBER | DATE OF INSTRUMENT | DATE OF REGISTRATION |
| Deed   | 3917626         | 10-9-80            |                      |
| NAME OF INSTRUMENT   | DOCUMENT NUMBER | DATE OF INSTRUMENT | DATE OF REGISTRATION |
| AM   | 39124273        | 11-5-80            |                      |
| NAME OF INSTRUMENT   | DOCUMENT NUMBER | DATE OF INSTRUMENT | DATE OF REGISTRATION |
| Deed   | 3937200         | 1-9-81             |                      |

95400278

County Clerk's Office

# UNOFFICIAL COPY

## CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1292630

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

Date: January 1, 1991

280821-90

Subject to General Taxes levied in the year 1990

3917626

Warranty Deed in favor of Patricia Johnson, a woman never married. Conveys foregoing premises. (Affidavit of No U.S. Tax Lien attached) October 2, 1990

3917627

Mortgage from Patricia Johnson, to The First Mortgage Corporation, to secure note in the sum of \$32,400.00, payable as therein stated. For particulars see Document. (Legal description and Rider attached) October 9, 1990

280821-90

Subject to General Taxes levied in the year 1990

3924273

Assignment from The First Mortgage Corporation, to Independence One Mortgage Corporation, of Mortgage and Note registered as Document Number 3917627. For particulars see Document. (Legal Description attached) November 5, 1990

280821-91

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

3937220

Release Deed in favor of Joyce A. Giroux. Releases Document Numbers 3373636 and 3388869. (Legal description attached) January 9, 1991

BMH  
(M.V.)

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

FORM 3002

9220054

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Property of Cook County Clerk's Office

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