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APPLICATION NO 1648
DOCUMENT NO 3877815-P

VOLUME 1080-7 PAGE 171
CERTIFICATE NO 1537744
OWNER SANFORD TAXIFF COMPANY

DEC 3 1991

CERTIFICATE OF TITLE

Date Of First Registration

95506216

OCTOBER SIXTEENTH (16th), 1995
TRANSFERRED FROM 1486787
CERTIFICATE NO

STATE OF ILLINOIS)
COOK COUNTY)

I Carol Moseley Braun Registrar of Titles
and for said County, in the State aforesaid, do hereby certify:

SANFORD TAXIFF COMPANY
(A Florida Corporation)

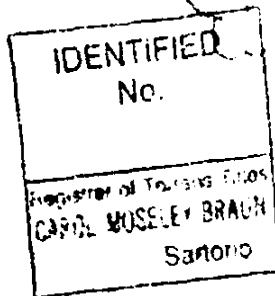
of the CITY OF CHICAGO County of COOK and State of ILLINOIS
is the owner of an estate in fee simple, in the following descri-
land situated in the County of Cook and State of Illinois

DESCRIPTION OF LAND

LOT 290-----(2)

In Saga Subdivision being a Resubdivision of Lot 1 in Susan's Subdivision in part of the
Southeast Quarter (4) of Section 11, Township 41 North, Range 10, East of the Third
Principal Meridian, as registered with the Registrar of Deeds on February 24, 1982
Registration Number 3259931, according to Plat thereof registered in the Office of the
Registrar of Titles of Cook County, on October 14, 1983, as Document Number 3335398.

07-11-400-072



GARY L. PLOTNICK,
SCHEIN, FISER & ZIMNEY
222 N. LASALLE # 1910
CHICAGO, IL 60601

DEPT-11 TORRENS \$25.50
T50013 TRAN 2507 08/02/95 12:41:00
45752 CT *95-506216
COOK COUNTY RECORDER

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

Witness My hand and Official Seal

this EIGHTEENTH (18th) day of JUNE 1995

5/18/90 AA

Carol Moseley Braun
Registrar of Titles, Cook County, Illinois

25.50
DHN

95506216

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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 REGISTRAR
272825-90	General Taxes for the year 1995. 1st Installment Paid. 2nd Installment Not Paid. Subject to General Taxes levied in the year 1990. Subject to Right-of-Way for drainage ditches, feeders and laterals, as shown in Deed Document Number 218245. (Affects Lots 17 to 22 in resubdivision aforesaid and other property)			<i>Carl R. Hardy</i>
In Duplicate	Declaration by State Mutual Life Assurance Company of America, A Massachusetts Corporation, subjecting foregoing premises and other property to all the conditions, covenants, restrictions reservations and easements running with the land as herein set forth, said conditions, covenants and restrictions to terminate and be of no further effect after March 1, 1996. For particulars see Document.			<i>Carl R. Hardy</i>
2494044	Subject to building lines as shown on Plat Document Number 276430. Subject to public utility and drainage easements contained in Plat registered as Document Number 276490 in favor of Commonwealth Edison Company, Illinois Bell Telephone Company and Northern Illinois Gas Company, their respective successors and assigns, for serving foregoing premises and other property with electric, communications, gas services, etc., as herein reserved and granted. For particulars see Document. Subject to easement for municipal purposes, as shown on Plat of resubdivision registered as Document Number 276490. For particulars see Document. (Affects Lots 17 and 19 in resubdivision aforesaid and other property) Subject to building lines as shown on Plat Document Number 3250981. Subject to public utility and drainage easements contained in Plat registered as Document Numbers 3250781 and 3250983 in favor of Commonwealth Edison Company, Illinois Bell Telephone Company, Northern Illinois Gas Company, Cadnet of Illinois, Inc., and the Village of Southburg, their respective successors and assigns, for serving foregoing premises and other property with electric, communications, and gas services, etc., as herein reserved and granted. For particulars see Document. Subject to Reciprocal Easement for ingress and egress for the exclusive owners of Lots 1 and 2, as shown on Plat Document Number 3335398.	Mar. 2, 1970	Mar. 5, 1970 11:54AM	<i>Carl R. Hardy</i>
In Duplicate	Grant by and Between Saga Property Management Corporation, a California Corporation and LaSalle National Bank, a national banking association, as Trustee under Trust Number 106246 of a reciprocal and non-exclusive easement for ingress and egress over part of foregoing premises and other property more particularly described herein. For particulars see Document. (Legal description as Exhibits "A", "B", "C" and "D" attached) (Rider attached)			<i>Carl R. Hardy</i>
3435134	Lease between Westinghouse Credit Corporation, ("Lessor") a Delaware corporation, and The Ground Round, Inc., ("Lessee") a Delaware corporation, leasing foregoing premises and other property for a term of 15 years from and after the Commencement Date as defined in the Agreement subject to extension as provided in the Agreement, unless sooner terminated, under terms and conditions herein contained. For particulars see Document. (Legal descriptions as Exhibit A attached)	Nov. 15, 1984	May 10, 1985 3:28PM	<i>Carl R. Hardy</i>
In Duplicate	Mortgage from Sanford Takiff, Company, a Florida corporation to Continental Bank N.A., a national banking association, to secure note in the amount of \$8,100,000.00, payable as therein stated, under terms, provisions, conditions, covenants and agreements herein contained. For particulars see Document. (Exhibit "A" attached) (Exhibit "B" attached) (Affects foregoing premises and other property)	July 29, 1988	Aug. 1, 1988 2:57PM	<i>Carl R. Hardy</i>
3728153	Assignment of Rents and Leases from Sanford Takiff, Company, a Florida corporation to Continental Bank, N.A., a national banking association, of all the rents income, issues and profits, etc., of the foregoing premises, together with all leases and agreements herein contained. For particulars see Document. (Exhibit "A" attached) (Affects foregoing premises and other property)	Apr. 29, 1990	May 1, 1990 1:49PM	<i>Carl R. Hardy</i>
In Duplicate				<i>Carl R. Hardy</i>
3877818		Apr. 29, 1990	May 2, 1990 1:49PM	<i>Carl R. Hardy</i>

DATE OF REGISTRATION	DOCUMENT NUMBER	DATE RECEIVED	FEE
5-2-1990	272825-90	5-2-1990	100.00

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CERTIFICATION OF CONDITION OF TITLE

Certificate Numbers: 1537744

Examiner: _____

Date: February 7, 1992

272325-92

General Taxes for the year 1991.
Subject to General Taxes levied in the year 1992.

4023471

Amended Lis Pendens Notice entered in the Circuit Court of Cook County, Illinois, County Department, Law Division, Case No. 90 L 50417 entitled The Department of Transportation of the State of Illinois For and on Behalf of the People of the State of Illinois -vs- Sanford Takiff Company, a Florida corporation, et al., dated April 5, 1990. For particulars see Document. (Riders attached)
Feb. 7, 1992

4023472

Order entered in the Circuit Court of Cook County, Illinois, County Department, Law Division, Case No. 90 L 50417 entitled The Department of Transportation of the State of Illinois for and on Behalf of the People of the State of Illinois -vs- Westinghouse Credit Corporation, et al vesting fee simple title and temporary easement rights for a period of 3 years, as more particularly described herein. For particulars see Document. (Legal descriptions attached)
Feb. 7, 1992

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RECORDED DOC. # _____

FORM 3002

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