

APR 6 1984

COOK COUNTY, ILLINOIS
CERTIFICATE NO. 1370025
OWNER JORDAN SCHULGASSER, ET AL.

95353762

CERTIFICATE OF TITLE

Date Of First Registration
(1) SEPTEMBER TWENTY FOURTH (24th), 1904
(2) JULY EIGHTEENTH (18th) 1913
TRANSFERRED FROM
CERTIFICATE NO. 1255370

STATE OF ILLINOIS) s.s.
COOK COUNTY)

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

JORDAN SCHULGASSER AND DANIEL SCHULGASSER
(1st a bachelor) (2nd married to Evelyn Schulgasser)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the County of COOK and State of ILLINOIS
ARE the owners of an estate in fee simple, in the following described Property situated in the County of Cook and State of Illinois, and Described as Follows:

PROPERTY TAXES \$25.00
FEBRUARY 1984 06/01/75 11:48:00
COOK COUNTY RECORDER

DESCRIPTION OF PROPERTY

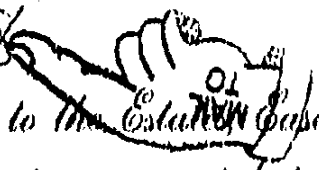
An undivided 0.7729 % interest in premises hereinafter described (excepting therefrom the property comprising those Units and parts of Units falling within said premises, as said Units are delineated on Survey attached to and a part of a Declaration of Condominium Ownership registered on the 1st day of December, 1979 as Document Number 1370592

Said premises described as follows: That part of LOT FIFTEEN (15), in Chicago Land Clearance Commission Number Three (hereinafter described), falling within the North Twenty Five (25) feet of the East One Hundred (100) feet of Lot Thirty Nine (39) in Bronson's Addition to Chicago and that part of LOT FIFTEEN (15) in Chicago Land Clearance Commission Number Three (hereinafter described) falling within the South Twenty Five (25) feet of the East One Hundred and Fifty Nine (159) feet (except the West Seven (7) feet thereof), of Lot Thirty Seven (37) in Bronson's Addition to Chicago, said Chicago Land Clearance Commission Number Three, being a Consolidation of Lots and parts of Lots and vacated alleys in Bronson's Addition to Chicago and Certain Resubdivisions, all in the Northeast Quarter (1/4) of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on May 4, 1962 as Document Number 2032004.

OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 309E DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

17-04-222-062-1222

1255 N Sandburg Tom
Chgo

Bo+198


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

Witness My hand and Official Seal

25.00

this _____ day of _____ 1984

6-9-80 KM

J. Sidney R. Olson
Registrar of Titles

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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
261781-30	<p>General Taxes for the year 1979. Subject to General Taxes levied in the year 1980. Redevelopment Agreement between Chicago Land Clearance Commission and Carl Sandburg Center No. Two, a limited partnership, as Developer, subjecting property described therein to the conditions, provisions, covenants and agreements therein contained, relative to the redevelopment of "Slum and Blighted Area Redevelopment Project North LaSalle" described therein, in accordance with amended redevelopment plan therefore approved by the Chicago Land Clearance Commission, and by the Administrator, and by the Illinois State Housing Board and approved by the City Council of the City of Chicago by Ordinance (including said amended Plan) recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 183881. For particulars see Document. (Attached is Certified Copy of Ordinance by City Council of City of Chicago, approving sale of said Property). (Affects Lots 13 aforesaid and other property).</p>			<i>[Signature]</i>
2154313	<p>Subject to all covenants running with the land to be in effect until July 10, 2001, as set forth in Deed registered as Document Number 2154320, that the use of foregoing property will be restricted to the uses specified hereof in the Redevelopment Plan approved by Ordinance of the City Council of the City of Chicago (Certified Copy of which is recorded in the Office of the Recorder of Deeds of Cook County, as Document Number 1843881) and in the Redevelopment Agreement between Chicago Land Clearance Commission and Carl Sandburg Center No. Two recorded in the Office of the Recorder of Deeds of Cook County, as Document Number 18389311 and that Carl Sandburg Center No. Two (Grantee in said Deed Document Number 2154320) and its successors and assigns shall commence and complete the construction of the improvements to said property within the period of time provided by said Redevelopment Agreement, and that said Grantee and its successors and assigns shall make no changes in the said improvements after completion of construction thereof which would constitute a major change in said improvements or in the utilization of the property except with the written approval of the Grantor, or which are not in conformity with the Redevelopment Plan, and as said Plan is amended and extended, and that said Grantee and its successors and assigns, shall devote the property herein described to the uses specified in said Redevelopment Plan, and shall use said property in accordance with the said Plan, and for the purposes specified in said Plan. For particulars see Document.</p> <p>Subject to covenant running with the land contained in Deed registered as Document Number 2154320, that Carl Sandburg Center No. Two (Grantee in said Deed), and its successors and assigns, shall not effect or execute any agreement, lease, conveyance or other instrument whereby any of the property described herein is restricted either by the Grantee or by any successor in interest of the Grantee, upon the basis of race, religion, color or national origin, in the sale, lease or occupancy thereof and that said Grantee and its successors and assigns shall not discriminate against any person on the basis of race, religion, color, or national origin in the sale, lease or occupancy of the property and the improvements constructed thereon; said covenants to remain in effect without limitation as to time. For particulars see Document.</p>	June 27, 1962	June 10, 1964 2:25PM	<i>[Signature]</i>
In Duplicate	<p>Regulatory Agreement between Carl Sandburg South, a limited partnership, George H. Dovernmehle, Arthur Kublack, Louis R. Solomon, Albert J. Rubin and Stanley L. Guxelrind, General Partners and their successors, heirs and assigns, (jointly and severally herein referred to as Owners) and Federal Housing Commissioner, therein called Commissioner) setting forth agreements by Owners, for themselves, their successors, heirs and assigns, in cooperation with the mortgaged property, and the project operated thereon and so long as the contract of Mortgage Insurance continues in effect, and during such further period of time as the Commissioner shall be the owner, holder or reinsurer of the mortgage, or during any time the Commissioner is obligated to insure a mortgage on the mortgaged property, in consideration of the endorsement for insurance by the Commissioner of the said note or in consideration of the consent of the Commissioner to the transfer of the mortgaged property, and in order to comply with the requirements of the National Housing Act and the Regulations adopted by the Commissioner pursuant thereto. For particulars see Document. (Affects foregoing property and other property).</p>	May 1, 1964	June 10, 1964 2:25PM	<i>[Signature]</i>
2154322	<p>Certificate of Completion by Department of Urban Renewal of the City of Chicago, successor in interest to the Chicago Land Clearance Commission, certifying that Carl Sandburg Center No. Two and Carl Sandburg South, its assignee, have satisfactorily performed their covenants and the dates for the beginning and completion thereof, upon foregoing property and other property. For particulars see Document.</p>	May 1, 1964	June 10, 1964 2:25PM	<i>[Signature]</i>
2270264	<p>Declaration by and among American National Bank and Trust Company of Chicago, under Trust Number 45374, Carl Sandburg Center, an Illinois Limited Partnership, Carl Sandburg South, an Illinois Limited Partnership, Sandburg Schiller, an Illinois Limited Partnership, Carl Sandburg Hurton, an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership, declaring easements, covenants, conditions, restrictions, burdens, usages, privileges and charges herein set forth which shall run with the land and be binding upon and inure to the benefit of all parties having or acquiring any right, title or interest therein or any part hereof. Subject to the rights, liabilities and obligations as more specifically set forth herein, also contains provision for supplements to subject additional properties to said covenants, conditions, etc. For particulars see Document. (Exhibits "A" through "L" inclusive attached hereto and made a part hereof). (Affects foregoing property and other property).</p>	May 3, 1966	May 10, 1966 11:16AM	<i>[Signature]</i>
3085871	<p>First Amendment executed by American National Bank and Trust Company of Chicago, as Trustee, under Trust Numbers 45374, 46493, 46360 and 46492, Carl Sandburg Center an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership amending certain terms and provisions in Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3085871 as herein set forth. For particulars see Document. (Exhibits "A" "B" "C" "D" "E" and "F" attached). (Affects foregoing property and other property).</p>	Mar. 15, 1979	Apr. 12, 1979 4:38PM	<i>[Signature]</i>
3099737	<p>Second Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45374, 46360, 46492 and 46493, annexing and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3085871, amended by First Amendment registered as Document Number 3099737, also confirming, declaring and creating perpetual easements as herein set forth. For particulars see Document. (Exhibits "A" through "M" inclusive attached). (Affects foregoing property and other property).</p>	May 6, 1979	June 22, 1979 4:20PM	<i>[Signature]</i>
3120303		Sept. 1, 1979	Sept. 21, 1979 12:14PM	<i>[Signature]</i>

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DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF
3134591	Third Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45374, 46360, 46492 and 46493 amending Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3120108, amending Section 3.08 by the addition of Section 3.05 (a) (vii) as herein set forth. For particulars see Document. (Exhibit "A", "B", "C", "D", "E", "F" and "N" attached). (Affects foregoing property and other property).	Oct. 1, 1979	Dec. 4, 1979 1124PM	
3134592	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 46493, for Ellet House Condominium Association, a not-for-profit corporation and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Certificate of Developer attached). (Affects foregoing property and other property).	Nov. 1, 1979	Dec. 4, 1979 1124PM	
3139700 in Duplicate	First Amendment to Declaration of Condominium Ownership for Ellet House Condominium Association, registered as Document Number 3134592, executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Number 46493, amending said Declaration as herein set forth. For particulars see Document. (Exhibits "A" and "B" attached). (Affects foregoing property and other property).	Jan. 7, 1980	Jan. 8, 1980 1109AM	
3164180	Mortgage from Jordan Schulgasser and Daniel Schulgasser married to Evelyn Schulgasser, to First Federal Savings & Loan Association of Chicago, a corporation of the United States, to secure note in the sum of \$63,300.00, payable as herein stated. For particulars see Document. (Affects foregoing property and other property).	May 1, 1980	June 9, 1980 10128AM	
3179536	Fourth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 45374, 46360, 46492, 46493 and 48916, amending and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3120108 and amended by Third Amendment registered as Document Number 3134591. For particulars see Document. (Exhibits "A" "B" "C" "D" "E" "F" "G" "H" and "I" attached). (Affects foregoing property and other property).	March 4, 1980	Sept. 23, 1980 1129PM	
263701-91 in Duplicate	Subject to General Taxes levied in the year 1991 Release Bond in favor of Jordan Schulgasser and Daniel Schulgasser, married to Evelyn Schulgasser. Release Document Number 1164180. (Legal description attached).	1991		
4002655			October 11, 1991 10:36AM	

(Handwritten signatures and initials in the signature column)

95353762

(Large diagonal watermark: "Cook County Clerk's Office")

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