

JAN 10 1995

VOLUME PAGE
CERTIFICATE NO 1491818

OWNER BARRY W. WATSON

M

CERTIFICATE OF TITLE

DEPT-11 TOWNS
\$23.50
120013 TRAN 2012 02/01/96 11:31:00
1044 PM * 96-086113
COOK COUNTY RECORDER

96086113

Date Of First Registration

AUGUST SIXTEENTH (1400), 1934
TRANSFERRED FROM
CERTIFICATE NO 1156704

STATE OF ILLINOIS
COOK COUNTY

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

BARRY W. WATSON
(a Bachelor)

12-14-112-025-1101
of the CITY OF CHICAGO 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, and
Described as Items 1 and 2 as Follows:

DESCRIPTION OF PROPERTY

ITEM 1.

UNIT 410 - W as described in survey delineated on and attached to and a part of a Declaration of Condominium
Ownership registered on the 23rd day of January, 19 88as Document Number 3142338

ITEM 2.

AFFIDAVIT SUBMITTED

An Undivided 0.7709% interest (except the Units delineated and described in said survey) in and to the following
Described Premises:

That part of the Northwest Quarter (1/4) of Section 14, Township 40 North, Range 12, East of the Third Principal Meridian,
described as follows: Beginning at a point on a line 385.02 feet West of and parallel with the East Line of said Northwest
Quarter (1/4), said point being 131.26 feet South of the South Line of West Leland Avenue as per Plat of Dedication registered in
the Office of the Registrar of Titles of Cook County, Illinois, as Document Number 2191649; thence West along a line parallel
with the South Line of said West Leland Avenue, 28.24 feet; thence Southwesterly along a line which forms an angle of 135
degrees, 47 minutes, 59 seconds, with the last described line (measured from East to South to Southwest) a distance of 14.34
feet; thence South parallel with the East Line of North Maria Court as per Plat of Schorsch Forest View Unit 12 and registered
in the Office of the Registrar of Titles of Cook County, Illinois, as Document Number 2680138, 178.0 feet; thence Southwesterly
along a line which forms an angle of 134 degrees, 54 minutes, 54 seconds with the last described line (measured from North to
East to Southeast) a distance of 14.12 feet; thence East parallel with the South Line of said West Leland Avenue 29.66 feet to
the West Line of the East 385.02 feet of said Northwest Quarter (1/4); thence North along said West Line to the point of
beginning. ALSO The West 219.93 feet of LOT TWO (measured along the North and South Lines of Lot 2) (excepting therefrom
the North 100.04 feet thereof) (as measured on the East and West Line of Lot 2) in Schorsch Forest View Shopping Center, being
a Subdivision in the East 535.0 feet of the North 1005.0 feet of the East Half (1/2) of the Northwest Quarter (1/4) (as measured
along the North and East Lines thereof) of Fractional Section 14, Township 40 North, Range 12, East of the Third Principal
Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 29,
1937, as Document Number 1760155. ALSO The South 439.93 feet of the North 1005.0 feet (measured along the East and West
Lines) of the West 385.02 feet of the East 385.02 feet (measured along the North and South Lines) of the East Half (1/2) of the
Northwest Quarter (1/4) of Fractional Section 14, Township 40 North, Range 12, East of the Third Principal Meridian.

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

Witness My hand and Official Seal

23-50
A. D.

this TWENTY EIGHTH (28th) day of NOVEMBER 1988

11/28/89 LAG REC TCM

Jean White

Registrar of Titles Cook County, Illinois

96086113

UNOFFICIAL COPY

OF ESTATES, EASEMENTS, ENCUMBRANCES 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
264720-89 In Duplicate	Subject to General Taxes levied in the year 1989. Grant in favor of Commonwealth Edison Company, an Illinois Corporation, its successors and assigns, of a perpetual easement, for the transmission and distribution of electric energy, with the right of ingress and egress etc., over foregoing premises as shown on the Plat hereto attached, marked Exhibit "A", under conditions and terms set forth herein. For particulars see Document. (Resolution attached).	Dec. 11, 1969	Jan. 16, 1970 3:16PM	<i>[Signature]</i>
2488359 In Duplicate	Grant in favor of Commonwealth Edison Company, an Illinois Corporation, its successors and assigns, of a perpetual easement with right of ingress and egress etc., for transmission and distribution of electric energy, over foregoing premises as shown on the Plat hereto attached, marked Exhibit "A", under terms, conditions and agreements herein contained. For particulars see Document.	Nov. 21, 1969	Jan. 16, 1970 3:31PM	<i>[Signature]</i>
2488365 In Duplicate	Agreement by and among Oak Park Trust and Savings Bank, as Trustee, under Trust Numbers 7237, 7236, 7092, 7227 and 7238, granting a perpetual reciprocal easement over part of foregoing property and other property for ingress and egress for the passage of pedestrian and vehicular traffic, etc., under covenants, agreements and provisions herein set forth. For particulars see Document. (Exhibits "A", "B", "C", "D", "E" and "F" attached).	July 17, 1979	Aug. 9, 1979 4:06PM	<i>[Signature]</i>
3110433 In Duplicate	Agreement by and between Oak Park Trust and Savings Bank, as Trustee, Trust No. 3438 (Grantor and owner of property described in Exhibit "A" (Parcel 1)), and Oak Park Trust and Savings Bank, as Trustee, Trust No. 7237 (Grantee and owner of property described in Exhibit "B" (Parcel 2)), wherein Grantor grants to Grantee, its heirs and assigns, a non-exclusive perpetual easement appurtenant to Parcel 2, for ingress, egress and the passage of pedestrian and vehicular traffic thereunder and across the Easement Parcel described on Exhibit "C", etc., subject to the reservations and provisions herein set forth. For particulars see Document. (Affects foregoing property and other property)	July 17, 1979	Aug. 9, 1979 4:06PM	<i>[Signature]</i>
3110434 In Duplicate	Agreement by and among Oak Park Trust and Savings Bank, as Trustee, under Trust Number 7237 (owner of premises described in Exhibit "A" herein referred to as "Benefiting Parcel"), and Trust Numbers 7236, 7092, 7227, 7238, and 3438, (owners of premises described on Exhibits "B", "C", "D", "E", and "F", herein referred to as the "Other Parcel") wherein the owners of the Other Parcels, covenant and agree that they will not take no action or prevent existing utility easements that may or may not pass through the Other Parcels and that benefit the owner of the Benefiting Parcel, according to the provisions set forth herein. For particulars see Document. (Affects foregoing property and other property).	July 17, 1979	Aug. 9, 1979 4:07PM	<i>[Signature]</i>
3110435	Declaration of Condominium Ownership by Oak Park Trust & Savings Bank, a corporation, as Trustee, under Trust Number 7237, for Duello Commons Condominium and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained; also contains provisions for parking. For particulars see Document. (Certificate of Developer attached). (Exhibits "A" and "B" attached).	Dec. 15, 1979	Jan. 25, 1980 3:22PM	<i>[Signature]</i>
3192538 In Duplicate	Mortgage from Barry W. Watson to Cole Taylor Bank/Ford City, to secure note in the sum of \$50,000.00, payable as therein stated. For particulars see Document. (Condominium Rider and Legal Description attached hereto and made a part hereof).	April 26, 1988	April 26, 1988 4:36PM	<i>[Signature]</i>
3703265	Assignment from Cole Taylor Bank/Ford City, an Illinois Corporation, to Firstbank Mortgage Company, a Delaware Corporation of Mortgage and Note registered as Document Number 3703265. For particulars see Document. (Legal Description attached hereto and made a part hereof).	April 26, 1988	April 26, 1988 4:36PM	<i>[Signature]</i>
3703266	Assignment from Firstbank Mortgage Company, a Delaware Corporation to America's Mortgage Company, a Maryland Corporation of Mortgage and Note registered as Document Number 3703265. For particulars see Document. (Legal Description attached hereto and made a part hereof).	Dec. 15, 1988	August 15, 1989 3:25PM	<i>[Signature]</i>

3110433



BARRY W. WATSON
4623 N. CHESTER UNIT 410
CHICAGO, IL 60650

3110433

Clerk's Office