

JUN 18 1980

97613207

**CERTIFICATE OF TITLE**

Date Of First Registration

OCTOBER FIRST (1st), 1920

TRANSFERRED FROM CERTIFICATE NO 1233657 ETS

REC DEPT-CLERK CERT \$23.00  
T00013-0000 1612 08/21/97 10:34:00  
47221 TD - - - - 13207  
COOK COUNTY RECORDER

STATE OF ILLINOIS )  
COOK COUNTY ) SSI

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

JACK GRAWOIG AND DAISY C. GRAWOIG  
(Married to each other)  
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the CITY OF CHICAGO 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 Items 1 and 2 as follows:

**DESCRIPTION OF PROPERTY**

ITEM 1.

UNIT 219 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 8th day of September, 19 72, as Document Number 2646972

ITEM 2.

An Undivided 2.390982% Interest (except the Units delineated and described in said survey) in and to the following Described Premises:

That part of LOT ONE (1), in "Sandpebble Walk", being a Subdivision in the Southeast Quarter (N) of the Southeast Quarter (N) of Section 15, Township 42 North, Range 11, East of the Third Principal Meridian, bounded by a line described as follows: Commencing at the Northeast corner of said Lot 1 in Sandpebble Walk, said corner being the intersection of the North line of the Southeast Quarter (N) of the Southeast Quarter (N) of said Section 15, with the West line of the East 330.0 feet of the Southeast Quarter (N) of the Southeast Quarter (N) of said Section 15; thence South 00 degrees, 04 minutes, 17 seconds West along the East line of said Lot 1, a distance of 135.90 feet; thence North 89 degrees 55 minutes 43 seconds West 23.66 feet to the point of beginning of the parcel to be described; thence South 33 degrees, 49 minutes 24 seconds West, 108.26 feet; thence South 36 degrees, 18 minutes, 59 seconds East, 101.50 feet; thence South 53 degrees, 41 minutes, 01 seconds West, 64.33 feet; thence North 36 degrees, 18 minutes, 59 seconds West, 114.84 feet; thence North 76 degrees, 06 minutes, 52 seconds West, 78.33 feet; thence North 13 degrees, 49 minutes, 32 seconds East, 64.33 feet; thence South 76 degrees, 10 minutes, 28 seconds East, 69.92 feet; thence North 33 degrees, 49 minutes 24 seconds East, 106.38 feet; thence South 56 degrees, 10 minutes, 36 seconds East, 64.33 feet to the point of beginning.

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03-15-402-019-1019

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

Witness My hand and Official Seal

this THIRD (3rd) day of JANUARY A. D. 1979

Sidney R. Olson

Registrar of Titles Cook County, Illinois.

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# UNOFFICIAL COPY



## 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
241978-79	<p><u>General Taxes for the year 1978.</u>                      Subject to General Taxes levied in the year 1979.                      Subject to Annual Assessment Repair Wheeling Drainage Dist. #1.                      Subject to Feeders and laterals of the Wheeling Drainage District as shown in Deed registered as Document Number 2521683.                      Subject to easements for public utilities and drainage purposes as shown on Plat registered as Document Number 2525374 and subject to reservation and grant of easement for serving foregoing premises and other property with electric and communication service, to Commonwealth Edison Company and Illinois Bell Telephone Company, Grantees, and their respective successors and assigns, to install, operate, maintain and remove facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals, all as set forth herein and subject to all rights granted in said Plat, (contains provision that obstructions shall not be placed in, upon or over said easement without prior written consent of said grantees); and subject to reservation and grant of easement as set forth herein, to Northern Illinois Gas Company, its successors and assigns, for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances. For particulars see Document.                      Subject to easement for ingress, egress and driveways as shown on and described in Plat registered as Document Number 2525374. For particulars see Document.                      Subject to easement for recreational facilities as shown on Plat registered as Document Number 2525374. For particulars see Document.                      Subject to designation of Lot 1 aforesaid as Planned Development-4 as shown on Plat registered as Document Number 2525374.</p>			<p><i>Sidney R. Olson</i>  <i>Sidney R. Olson</i>  <i>Sidney R. Olson</i>  <i>Sidney R. Olson</i></p>
In Duplicate	<p>Grant in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, their successors and assigns, of an easement for public utility purposes to install their respective electric facilities and communication facilities in and upon foregoing premises approximately as shown on Exhibit "A", attached hereto, and approximately as shown on such drawings as may hereafter be submitted by Electric Company or Telephone Company and approved by Owner or Owner's architect or representative, subject to the terms, responsibilities, covenants and agreements herein contained; and subject to the rights and reservations herein set forth. For particulars see Document. (Legal description rider attached hereto and made a part hereof).</p>			<p><i>Sidney R. Olson</i></p>
2608324 In Duplicate	<p>Declaration by American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 75954 and Talltrees, Inc., as Developer, declaring that rights, easements, covenants, restrictions, conditions, burdens, uses, privileges, charges and liens herein set forth shall and do exist at all times hereafter among all parties having or acquiring any right, title or interest in any portion or portions of the premises which trustee and developer and their respective successors and assigns at any time or from time to time may be subject to this declaration and shall be binding and inure to the benefit of each owner as herein defined; and shall run with the land for a period of 40 years, as of May 12, 1972, with provision for automatic extension of successive 10 years; also contains provision as to membership of Homeowners Association, and its right to levy annual special assessments. For particulars see Document. (Resolutions attached). (Affects foregoing property and other property). (Attached hereto is consent by American National Bank and Trust Company of Chicago, as Trustee, under Trust Numbers 76482 and 76126).</p>		Feb. 17, 1972 3:00PM	<p><i>Sidney R. Olson</i></p>
2622769 In Duplicate	<p>Supplement to Declaration by American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 76126 and Talltrees, Inc., an Illinois Corporation, subjecting additional property described in Exhibit "A" attached hereto to Declaration of Covenants, Conditions, Restrictions and Easements for Sandpebble Walk Homeowners' Association, filed May 12, 1972, and registered as Document Number 2622769. For particulars see Document. (Affects part of foregoing property).</p>	Apr. 1, 1972	May 12, 1972 4:44PM	<p><i>Sidney R. Olson</i></p>
2646973 In Duplicate	<p>Declaration of Condominium Ownership and the rights, easements, restrictions, agreements, reservations and covenants therein contained. For particulars see Document. (The Financial Corporation of Illinois, consents to said Declaration).</p>	July 14, 1972	Sept. 8, 1972 2:41PM	<p><i>Sidney R. Olson</i></p>
2646975 In Duplicate	<p>Mortgage from Jack Grawoig and Daisy C. Grawoig, to North West Federal Savings and Loan Association of Chicago, a Corporation of the United States, to secure their note in the sum of \$38,400.00, payable as therein stated. For particulars see Document.</p>	July 14, 1972	Sept. 8, 1972 2:45PM	<p><i>Sidney R. Olson</i></p>
3066856 In Duplicate	<p>Assignment of Rents from Jack Grawoig and Daisy C. Grawoig to North West Federal Savings and Loan Association. For particulars see Document.</p>	Dec. 12, 1978	Dec. 20, 1978 10:48AM	<p><i>Sidney R. Olson</i></p>
3066857	<p>Mortgage's Duplicate Certificate 622333 Issued 1-3-79 on Mortgage 3066856</p>	Dec. 12, 1978	Dec. 20, 1978 10:48AM	<p><i>Sidney R. Olson</i>  <i>Sidney R. Olson</i></p>

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Property of Cook County Clerk's Office

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