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CERTIFICATE NO. 148533
DWELER HERBERT L. COHEN ET AL

4343/0017 93 001 1997-11-26 09:26:44

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Cook County Recorder

23 DP
CAUTION
All documents in any way affecting the title to the premises
represented within must be filed in the Recorder's Office and
it is the duty of the Recorder to examine and index the same before the
same are recorded and to issue a certificate of title to the
owner of the premises and to the public as provided
HEREBY "BEST" YOUR FILE
Recorder of Deeds Title

STATE OF ILLINOIS
COOK COUNTY

ARRIL FIECH (5th), 1929-
1402208
WP

HERBERT L. COHEN, REGISTRAR OF TITLES IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

HERBERT L. COHEN AND LILLIAN R. COHEN
(Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

OF THE VILLAGE OF WHEELING COUNTY OF COOK AND STATE OF ILLINOIS

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.

C-106 as described in survey delineated on and attached to and a part of Declaration of Condominium Ownership registered on the 22th day of November 1979 as Document Number 3133750

ITEM 2.

2.361% interest (except the Unit delineated and described in said survey) in and to the following Described Premises:

That part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 14, Township 41 North, Range 12 East of the Third Principal Meridian, bounded by a line described as follows: Commencing at the Northwest Corner of the Southwest Quarter (1/4) of Southwest Quarter (1/4) of said Section 14; thence South 89°57'00" East along the North Line of said Quarter-Quarter Section, 308.0 feet; thence South 02°11'00" West, parallel with the West Line of said Quarter-Quarter Section, 200.65 feet for a place of beginning; thence continuing South 02°11'00" West, 329.35 feet; thence South 87°49'00" East, 230.00 feet; thence North 02°11'00" East, 65.0 feet; thence South 87°49'00" East, 148.0 feet; thence North 02°11'00" East, 189.09 feet to a point on a line 290.0 feet South as measured along the West Line of the East Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 14, and parallel with the North Line of said Quarter-Quarter Section; thence North 89°57'00" West, along said parallel line, 21.36 feet to a point on the West Line of the East Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 14; thence North 02°11'00" East, along said West Line, 76.05 feet; thence North 87°49'00" West, 336.75 feet to the place of beginning (Excepting from said Parcel of Land that part thereof falling within the East Half (1/2) of the West Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 14 aforesaid and that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 14, and part of the Southeast Quarter (1/4) of Section 15, Township 41 North, Range 12, East of the Third Principal Meridian, bounded by a line described as follows: Commencing at a point on the West line of the Southwest Quarter (1/4) of Section 14, 33.02 feet South of the Northwest corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 14, thence South 89°57'00" East, parallel to the North line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 14, 308.00 feet; thence South 2°11'00" West, parallel with the West line of said Quarter-Quarter Section 497.00 feet; thence South 87°49'00" East, 230.0 feet; thence North 02°11'00" East, 65.0 feet; thence South 87°49'00" East 148.0 feet; thence South 02°11'00" West, 230.0 feet to a point on a line drawn 618.0 feet North, measured at right angles, and parallel with the South line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 14, thence West along said parallel line 68.0 feet; thence South at right angles to said Parallel line, 11.0 feet; thence West parallel with the South line of said Quarter-Quarter Section 350.0 feet; thence South at right angles to said parallel line 25.0 feet; thence West parallel with the South line of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section 14 and said line extended West, a distance of 600.75 feet to a point on a line drawn parallel to the East line of the Southeast Quarter (1/4) of Section 15, from a point on the South line of said Quarter Section 327.63 feet West of the Southeast corner thereof; thence North 02°11'00" East along said parallel line 813.66 feet to a point on the present South line of Ballard Road, said line being 33.0 feet South of and parallel with the Center line of said road; thence South 89°40'00" East along the South line of said road, 327.26 feet to the point of commencement (excepting from said tract of land that part thereof falling within the East Half (1/2) of the West Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section 14, Township 41 North, Range 12, East of the Third Principal Meridian).

09-14-308-016-1149

TO THE ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES NOTED ON THIS CERTIFICATE.

BY MY HAND AND OFFICIAL SEAL THIS TWENTY SECOND (22nd) DAY OF NOVEMBER 1988
11/22/88 DC

Carol Murphy, Recorder

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
272013-88	Subject to General Taxes levied in the year 1988. Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, under Trust Number 45688 for Ballard Point Condominiums and the rights, easements, restrictions, agreements, reservations, covenants and By-Laws therein contained. For particulars see Document. (Certificate of Developer attached). (Exhibits "A", "B", "C", "D", "E", "F" and "G" attached). (Affects foregoing property and other property).	Nov. 1, 1979	Nov. 29, 1979 2:58PM	<i>Carol M. Molyneux</i>
3133750 In Duplicate	Mortgage from Mirza N. Husain to The First Mortgage Corporation, a corporation, to secure note in the sum of \$42,200.00, payable as therein stated. For particulars see Document. (Riders attached). (Affects foregoing property and other property).	Nov. 1, 1979	Nov. 29, 1979 2:58PM	<i>Carol M. Molyneux</i>
3729497 In Duplicate	Assignment from The First Mortgage Corporation, a Corporation, to The Florida Group, Inc., of Florida, of Mortgage and Note registered as Document Number 3729497. For particulars see Document.	Aug. 3, 1988	Aug. 5, 1988 11:41AM	<i>Carol M. Molyneux</i>
3751301 272013-89 In Duplicate	General Taxes for the year 1988. Subject to General Taxes levied in the year 1989. Assignment from The Florida Group, Inc., of the State of Florida, to Trust America Resources, Inc., of Florida, of Mortgage and Note registered as Document Number 3729497. For particulars see Document.	Aug. 3, 1988	Nov. 3, 1988 12:26PM	<i>Carol M. Molyneux</i> <i>Carol M. Molyneux</i> <i>Carol M. Molyneux</i>
3772016 272013-89 In Duplicate	General Taxes for the year 1988. 1st installment Paid. 2nd installment Not Paid. Subject to General Taxes levied in the year 1989. Mortgage from Herie L. Cohen and Lillian R. Cohen to Bell Federal Savings and Loan Association, of the United States of America, to secure note in the sum of \$45,000.00, payable as therein stated. For particulars see Document. (Riders attached). (Affects foregoing property and other property).	Dec. 29, 1988	Feb. 7, 1989 10:30AM	<i>Carol M. Molyneux</i> <i>Carol M. Molyneux</i> <i>Carol M. Molyneux</i>
3776673		Jan. 30, 1989	Mar. 1, 1989 1:04PM	<i>Carol M. Molyneux</i>

Of Cook County Clerk's Office