



CERTIFICATE NO. 1433540

OWNER RICHARD E. PEARLMAN, ET AL.

98960660

CERTIFICATE OF TITLE

98960660

2550/0389 51 001 Page 1 of 3

Date Of First Registration 1998-10-26 17:09:55

(1) APRIL TWENTY NINTH (29th) 1998 County Recorder 25.00

(2) JANUARY TWENTY THIRD (23rd) 1998

TRANSFERRED FROM

CERTIFICATE NO. 1403705

STATE OF ILLINOIS COOK COUNTY

I Harry "Bus" Yourell Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

RICHARD E. PEARLMAN AND CHERYL L. DAVIS (1st Divorced and 1st Remarried) (2nd a Spinster) AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the CITY OF CHICAGO 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 follows.

DESCRIPTION OF PROPERTY

An undivided 2/3 interest in premises hereinafter described including therefrom the property comprising those units and parts of units falling within said premises, as said units are delineated on Survey attached to and made a part of Declaration of Condominium Ownership registered on the 23rd day of September, 1982, as Document Number 2032755, and as amended by First Amendment registered on the 23rd day of September, 1983, as Document Number 2032755.

Said premises being described as follows: That part of LOT ONE (1) (except the North 35.05 feet thereof and except the East 39.0 feet thereof) in Chicago Land Clearance Commission Number Three (hereinafter described), falling within Lot Three Mathias Miller's Subdivision of Lot 98 (except the South 170 feet thereof) in Bronson's Addition to Chicago; AND, That part of LOT TWO (2) in Chicago Land Clearance Commission Number Three (hereinafter described) falling within Lot One (1) in the Subdivision of Lots 1 and 2 in Spankebel's Subdivision of the West 170 feet of Lot 26 in Bronson's Addition to Chicago and a part of Lot Seven (7) in the Subdivision of Lot 107 in Bronson's Addition to Chicago, said Chicago Land Clearance Commission Number Three being a Consolidation of Lots and parts of Lots and related alleys in Bronson's Addition to Chicago and Certain Resubdivision, 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 2032804.

OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 2550, 1, DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY, WHICH UNITS ARE LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

17-04-207-087-1021

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

Witness My hand and Official Seal

this TWENTY SEVENTH (27th) day of JUNE 1998

6-27-89 JC

Registrar of Titles Cook County Illinois

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 REGISTER
266447-85	<p>General Taxes for the year 1984. 1st Inst. paid, 2nd Inst. not paid. Subject to General Taxes levied in the year 1985.</p> <p>Redevelopment Agreement between Chicago Land Clearance Commission and Carl Sandburg Center No. Two, a limited partnership, as Redeveloper, 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 1845881. For particulars see Document. (Attached is Certified Copy of Ordinance by City Council of City of Chicago, approving sale of said Property). (Affects Lots 1 and 2 aforesaid and other property).</p>	June 27, 1962	June 10, 1964 7:25PM	
2154318 In Duplicate	Assignment from Carl Sandburg Center No. Two, a limited partnership, unto Sandburg North, a limited partnership, its successors and assigns, all interest of said Carl Sandburg Center No. Two, in and to the Redevelopment Agreement described herein as amended, insofar as said Redevelopment Agreement as amended, concerns or has to do with the real estate described herein. For particulars see Document. (Affixed is Acceptance by Sandburg North, of said Assignment).	Nov. 4, 1968	Mar. 21, 1969 3:40PM	
2441171	Subject to covenant contained in Deed registered as Document Number 2441172, that the use of aforesaid premises and other property will be restricted to the uses specified therefor in the Redevelopment Plan and amendments thereof approved by Ordinance of the City Council of the City of Chicago and recorded as Document Number 1845881, in the Cook County Recorder's Office and restricted to the uses provided in the Contract for Sale recorded in the Cook County Recorder's Office as Document Number 18489341. For particulars see Document.	Nov. 4, 1968	Mar. 21, 1969 3:40PM	
In Duplicate	Subject to covenant running with the land contained in Deed registered as Document Number 2441172, that the Grantee in said Deed, its successors and assigns, shall not discriminate upon the basis of race, color, creed or national origin in the sale, lease or rental or in the use or occupancy of the property or any improvements erected or to be erected thereon, or any part thereof.	Nov. 4, 1968	Mar. 21, 1969 3:40PM	
In Duplicate	Subject to all covenants, express conditions, restrictions, agreements and provisions contained in Deed registered as Document Number 2441172, to run with the land and to be in effect until July 10, 2001. For particulars see Document.	Nov. 4, 1968	Mar. 21, 1969 3:40PM	
In Duplicate	Grant in favor of Commonwealth Edison Company, its successors and assigns, of an easement for public utility purposes to install electric facilities in and upon foregoing premises and other property, approximately as shown on Exhibit "A" attached hereto, and approximately as shown on such drawings as may hereafter be submitted by said 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.	July 7, 1970	Aug. 18, 1970 1:52PM	
2517184 In Duplicate	Declaration by and among American National Bank and Trust Company of Chicago, under Trust Number 45574, Carl Sandburg Center, an Illinois Limited Partnership, Carl Sandburg South, an Illinois Limited Partnership, Sandburg Schiller, an Illinois Limited Partnership, Carl Sandburg Burton, an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership, declaring easements, covenants, conditions, restrictions, burdens, uses, 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 "C" inclusive attached hereto and made a part hereof). (Affects foregoing property and other property).	July 7, 1970	Aug. 18, 1970 1:52PM	
3085871 In Duplicate	First Amendment executed by American National Bank and Trust Company of Chicago, as Trustee, under Trust Numbers 45574, 46493, 46560 and 46492, Carl Sandburg Center an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership amending certain terms and provision 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).	Mar. 15, 1979	Apr. 12, 1979 9:35PM	
3099737 In Duplicate	Second Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45574, 46560, 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).	May 6, 1979	June 22, 1979 4:20PM	
3120308	Third Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45574, 46560, 46492 and 46493 amending Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3085871, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3120308, amending Section 3.08 by the addition of Section 3.08 (a) (viii) as herein set forth. For particulars see Document. (Exhibits "A", "B", "C", "D", "E", "F" and "N" attached). (Affects foregoing property and other property).	Sept. 1, 1979	Sept. 21, 1979 12:54PM	
3134591	Fourth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 45574, 46560, 46492, 46493 and 48916, annexing and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3085871, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3120308 and amended by Third Amendment registered as Document Number 3134591. For particulars see Document. (Exhibits "A" "B" "C" "D" "E" "F" and "G" attached). (Affects foregoing property and other property).	Oct. 1, 1979	Dec. 4, 1979 1:24PM	
3179356		March 4, 1980	Sept. 23, 1980 3:29PM	

FORWARD TO RIDER

98960660
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OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LA

DOCUMENT NO	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE
317957	Fifth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 45574, 46569, 46492, 46493 and 48916, amending and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3285371, as amended by First Amendment registered as Document Number 3099737 and amended by Second Amendment registered as Document Number 3120308 and amended by Third Amendment registered as Document Number 3134591 and amended by Fourth Amendment registered as Document Number 3179556 and also amending various sections of said Declaration as herein set forth. For particulars see Document. (Exhibits "A" "C" and "D" attached). (Affects foregoing property and other property).	June 13, 1980	Sept. 23, 1980 3:29PM	L
317958	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 48916, for Carl Sandburg Village Condominium Association No. 7, 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). (Exhibits "A" and "B" attached). (Affects foregoing property and other property).	March 4, 1980	Sept. 23, 1980 3:31PM	L
317959	First Amendment to Declaration of Condominium Ownership for Carl Sandburg Village Condominium No. 7, registered as Document Number 3179558, executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Number 48916, and amending certain sections of said Declaration as herein set forth; and deleting Exhibit "B" in said Declaration in its entirety and Exhibit "B" attached hereto is substituted therefor. For particulars see Document. (Exhibits "A" and "B" attached). (Affects foregoing property and other property).	May 27, 1980	Sept. 23, 1980 3:31PM	L
317960 In Duplicate	Second Amendment to Declaration of Condominium Ownership for Carl Sandburg Village Condominium No. 7, registered as Document Number 3179558, executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Number 48916, as amended by First Amendment registered as Document Number 3179559 and also amending various sections of said Declaration as herein set forth. For particulars see Document. (Exhibit "A" attached). (Affects foregoing property and other property).	June 26, 1980	Sept. 23, 1980 3:31PM	L
320422 In Duplicate	Mortgage from American National Bank and Trust Company of Chicago, as Trustee, Trust Number 49681, to First Federal Savings and Loan Association of Chicago, a corporation of the United States, to secure note in the sum of \$97,490.00, payable as therein stated. For particulars see Document. (Exhibit attached). (Affects foregoing property and other property).	Sept. 5, 1980	Feb. 26, 1981 11:13AM	L
344418	Mortgagee's Duplicate Certificate 320422 issued 2-26-81 of Mortgage 3204422. Mortgage from Richard E. Pearlman and Cheryl L. Davis, to Citicorp Savings of Chicago, a Federal Savings and Loan Association, of the United States, to secure note in the sum of \$8,000.00, payable as therein stated. For particulars see Document. (Affects foregoing property and other property).	May 28, 1985	June 27, 1985 3:27PM	L

Property of Cook County Clerk's Office

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MEMORIALS

ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

NATURE AND TERMS OF DOCUMENT

DATE OF DOCUMENT

DATE OF REGISTRATION
YEAR·MONTH·DAY·HOUR

SIGNATURE OF REGISTRAR

Property of Cook County Clerk's Office