

VOLUME 274-2 PAGE 377
CERTIFICATE NO. 1369752
OWNER STEPHEN A. SMITH

98031823

CERTIFICATE OF TITLE

DEPT-04 TORR CERT \$25.00
T#0013 TRAN 8065 01/13/98 12:45:00
#2389 + TR *-98-031823
COOK COUNTY RECORDER

Date Of First Registration :
(1) SEPTEMBER TWENTY FOURTH (24th), 1904
(2) JULY EIGHTEENTH (18th)-----1913

TRANSFERRED FROM 1235538
CERTIFICATE NO. WP

STATE OF ILLINOIS) ss.
COOK COUNTY)

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

STEPHEN A. SMITH
(A bachelor)

of the 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 Follows:

DESCRIPTION OF PROPERTY

That part of Unit 2302E as said Unit is delineated on Survey attached to and made a part of Declaration of Condominium Ownership registered on the 4th day of December, 1978, as Document Number 3134592

TOGETHER WITH

An undivided 0.4625% interest in premises hereinafter described (excepting therefrom those Units and parts of Units falling within said premises, as said Units are delineated on Survey hereinabove referred to)

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.

17-04-222 062-1047

1255 Sandburg Terr
Chgo IL

Bo 2198

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

Witness My hand and Official Seal

25.00

this TWENTY EIGHTH (28TH) day of FEBRUARY A. D. 1980

Sidney R. Olson
Registrar of Titles Cook County Illinois

98031823

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

263544-80

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 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 18458881. For particulars see Document. (Attached is Certified Copy of Ordinance by City Council of City of Chicago, approving sale of said Property). (Affects Lots 15 aforesaid and other property).

June 27, 1962

June 10, 1964 2:25PM

Handwritten signature

2154318

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 therefor 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 18458881) 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 18589341; 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.

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.

Regulatory Agreement between Carl Sandburg South, a limited partnership, George H. Dovenmuehle, Arthur Rubloff, Louis R. Solomon, Albert A. Rubin and Stanley L. Goodfriend, (General Partners and their successors, heirs and assigns, (jointly and severally herein referred to as Owners) and Federal Housing Commissioner, (herein called Commissioner) setting forth agreements by Owners, for themselves, their successors, heirs and assigns, in connection 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).

May 1, 1964

June 10, 1964 2:27PM

Handwritten signature

Handwritten signature

In Duplicate

98001882

2154322

In Duplicate

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 duties for the beginning and completion thereof, upon foregoing property and other property. For particulars see Document.

May 3, 1966

May 10, 1966 11:16AM

Handwritten signature

2270264

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 "L" inclusive attached hereto and made a part hereof). (Affects foregoing property and other property).

Mar. 15, 1979

Apr. 12, 1979 4:38PM

Handwritten signature

Handwritten signature

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 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).

May 6, 1979

June 22, 1979 4:20PM

Handwritten signature

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).

Sept. 1, 1979

Sept. 21, 1979 12:54PM

Handwritten signature

3120308

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
3134591	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. (Exhibit "A", "B", "C", "D", "E", "P" and "N" attached). (Affects foregoing property and other property).	Oct. 1, 1979	Dec. 4, 1979 1:24PM	<i>[Signature]</i>
3134592	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 46493, for Elliot 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 1:24PM	<i>[Signature]</i>
3139700 In Duplicate	First Amendment to Declaration of Condominium Ownership for Elliot 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 11:09AM	<i>[Signature]</i>
3147539	Mortgage from Stephen A. Smith to Continental Illinois National Bank and Trust Company of Chicago, a corporation, to secure note in the sum of \$69,100.00, payable as therein stated. For particulars see Document. (Rider attached). (Affects foregoing premises and other property).	Jan. 2, 1980	Feb. 28, 1980 11:36AM	<i>[Signature]</i>
3179556	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", "P" and "N" attached). (Affects foregoing property and other property).	March 4, 1980	Sept. 23, 1980 3:29PM	<i>[Signature]</i>
263544-37	Mortgagee's Duplicate Certificate 640875 issued 9-23-80 on Mortgage 3147539.			<i>[Signature]</i>
263544-37 In Duplicate	General Taxes for the year 1986. Subject to General Taxes levied in the year 1987. SUBJECT TO POSSIBLE FEDERAL TAX LIENS, AS SHOWN IN FEDERAL TAX LIEN SEARCH ATTACHED TO DOCUMENT NO. 3592329.			<i>[Signature]</i>
3592329	Assignment from Continental Illinois National Bank and Trust Company of Chicago, a National Banking Association, to Talman Home Mortgage Corporation, of Mortgage and Note registered as Document No. 3147539. For particulars see Document. (Legal description attached).	May 1, 1986	Feb. 17, 1987 3:23 PM	<i>[Signature]</i>
263544-91	General Taxes for the year 1990. 1st Installment paid 2nd Installment Not Paid. Subject to General Taxes levied in the year 1991. Affidavit by Stephen A. Smith stating that there are no federal Tax lien against him (Cancel Subject to possible attached to Document Number 3592329 shown supra). (Attached is direction to registered on Document Number 3949996 on Certificate 1369752).			<i>[Signature]</i>
3949996 In Duplicate	Reloases Deed in favor of Stephen A. Smith. Reloases Document Numbers 3147539 and also Cancels Document Number 3592329 (Affidavit of No U.S. Tax Lien attached). (Legal description attached).		Mar 18, 1991 12:52PM	<i>[Signature]</i>
3949997			Mar. 18, 1991 12:52PM	<i>[Signature]</i>

NUMBER OF INSTRUMENT	3949996, 997	3-1891
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98014823

UNOFFICIAL COPY

MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE PROPERTY.
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

COOK COUNTY RECORDER
42359 1/2 TR * 98-031823
140013 TRAM 8065 01/13/98 12:45:00
\$25.00 DEPT-04 TORR CERT

98031823