

APPLICATION NO. 1769
DOCUMENT NO. 2068017
52730591

VOLUME 117 PAGE 20
CERTIFICATE NO. 1374518
OWNER CAROL M. BLOCKER

FEB 23 1983



98051879

Date Of First Registration

AUGUST SEVENTEEN (17TH), 1925

TRANSFERRED FROM CERTIFICATE NO. 1157531

STATE OF ILLINOIS)
COOK COUNTY)

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

CAROL M. BLOCKER
(divorced and not remarried)

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 land situated in the County of Cook and State of Illinois.



of the following described Parcel of Land falling within Lots Forty Six (46), Forty Seven (47), Eight (48), Forty Nine (49), and the South Three (3) Feet of Lot Fifty (50), (Taken as a Tract), in Stinson's Subdivision of Block Eighty (80), in the Canal Trustee's Subdivision of the West Half Section 27, Township 39 North, Range 14 East of the Third Principal Meridian, said Parcel of Land being (in part) the South 20.16 feet of the North 116.63 feet, both as measured along the West Line thereof, following described Tract of Land, to wit: That part of Blocks 80 and 83, in Canal Trustee's Subdivision West Half (1/2) of Section 27, Township 39 North, Range 14 East of the Third Principal Meridian, described as: Beginning at the point of intersection of a line 499.60 feet South of and parallel with the line of East 26th Street being the North Line of Lots 23 to 37, both inclusive, in Thomas Stinson's portion of Block 80, in Canal Trustee's subdivision aforesaid, with a line 50.0 feet East of and parallel with the West Line of South Indiana Avenue, being a line drawn from the Northeast Corner of Lot 22, in Stinson's subdivision aforesaid, to the southeast corner of lot 26, in Labin and Smith's Subdivision 58, 86 and 89 of Canal Trustee's Subdivision aforesaid; thence East along said line 499.60 feet South parallel with the south line of East 26th Street a distance of 134.50 feet; thence North along a line parallel with said West Line of South Indiana Avenue, a distance of 95.0 feet to a point 404.60 feet East and South Line of East 26th Street and 224.50 feet East of said West Line of South Indiana Avenue; thence along a line parallel with said South Line of East 26th Street, a distance of 77.0 feet; thence along a line parallel with said West Line of South Indiana Avenue, a distance of 237.60 feet to a point 50 feet South of and parallel with said South Line of East 26th Street; thence West along said described parallel line a distance of 95.0 feet to said line 50.0 feet East of and parallel with the West Line of South Indiana Avenue; thence South along said last described parallel line a distance of 332.60 feet to the place of beginning.

17-27-305-475
2615 A S Indiana Ave
Chicago, IL 60616

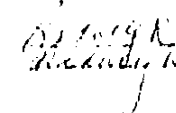
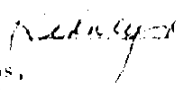
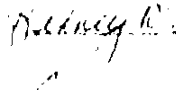
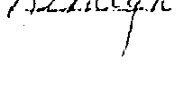
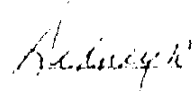
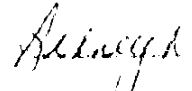
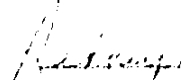
Subject to the Estates, Easements, Incumbrances and Charges noted on the following memorials page of this Certificate.

Witness My hand and Official Seal

this THIRTEEN (13TH) day of APRIL A. D. 1982

Sidney R. Olson
Registrar of Titles, Cook County, Illinois.

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

DOCUMENT NO.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
21312-82	<p>General taxes for the year 1981. Subject to general taxes levied in the year 1982. Subject to covenant contained in Deed registered as Document Number 2543766, that the uses of aforesaid premises and other property will be restricted to the uses specified therein in the Urban Renewal Plan and Amendments thereof, for Project 6-B approved by the City Council of the City of Chicago and recorded as Document Number 18912071, for Project 6-C approved by the City Council of the City of Chicago and recorded in the Cook County Recorder's Office as Document Number 1912698, and for Project 6-D approved by the City Council of the City of Chicago and recorded as Document Number 18912072 and Land for Private Redevelopment Agreement recorded in the Cook County Recorder's Office as Document Number 20000941. For particulars subject to covenant running with the land contained in Document Number 2543766, that the Grantee in said Deed shall not discriminate upon the basis of race, color, sex, religion, creed or national origin in the use or occupancy of the property or any improvements erected or to be erected thereon or any part thereof. Subject to all covenants, express conditions, restrictions and provisions contained in Deed registered as Document Number 2543766, to run with the land and to be in effect until March 24, 2005. For particulars see Document.</p> <p>Grant in favor of Commonwealth Edison Company, an Illinois Corporation, and Illinois Bell Telephone Company, an Illinois Corporation, their grantees, lessees, licensees, successors and assigns, of a perpetual right, easement, permission and authority to construct, operate, use, maintain, repair, etc., poles, crossarms, wires, cables, conduit and other overhead or underground equipment, or both, for the transmission and distribution of electric energy, sounds and signals, etc., in, under, over, across and along certain strips or parcels of land shown shaded on the Plat hereto attached, marked Exhibit "A" and made a part hereof, said strips or parcels of land being part of foregoing premises and other property; subject to conditions set forth herein. For particulars see Document. (Exonerations provisions affixed hereto)</p>			   
2644-17 In Duplicate	<p>Agreement between American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 30629 (herein called "Trust A") and owner of premises described in Exhibit "A" attached hereto and made a part hereof (herein called "Parcel A"), and American National Bank and Trust Company of Chicago, as Trustee, under Trust Number 30631 (herein called "Trust C") and owner of premises described in Exhibit "B" attached hereto and made a part hereof (herein called "Parcel C"); wherein Trust A grants and conveys to Trust C a non-exclusive easement over and upon the Walks, Play Area and Sitting Area for the use and enjoyment thereof by the residents of Parcel C; said easement shall be appurtenant and shall run with the land and inure to the benefit of and be binding upon each and every successive grantee, mortgagee and lessee of all or any portion of Parcel A and Parcel C, upon the covenants, provisions, restrictions and agreements contained herein. (For particulars see Document. (Home Federal Savings and Loan Association and Secretary of Housing and Urban Development, acting by and through The Federal Housing Commissioner, consent to said Agreement)).</p>	July 31, 1972	Aug. 25, 1972 2:37PM	
2655208 In Duplicate	<p>Agreement between American National Bank and Trust Company, of Chicago, Trustee, under Trust Number 30630 (herein called "Trust B") and owner of premises described in Exhibit "A" attached hereto and made a part hereof (herein called "Parcel B"), and American National Bank and Trust Company of Chicago, Trustee, under Trust Number 30631 (herein called "Trust C"), owner of premises described in Exhibit "B" attached hereto and made a part hereof (herein called "Parcel C"); wherein Trust B grants and conveys to Trust C a non-exclusive easement for ingress and egress and pedestrian and vehicular travel over and upon the Driveway, Turn Around and Walk Area depicted on Exhibit "C" and described in Exhibit "D"; said easement shall be appurtenant and shall run with and bind the land in perpetuity and shall at all times inure to the benefit of and be binding upon each and every successive owner, mortgagee and lessee, their respective heirs, successors, personal representatives and assigns; upon the covenants, restrictions, provisions and agreements contained herein. For particulars see Document. (Home Federal Savings and Loan Association and Secretary of Housing and Urban Development, acting by and through The Federal Housing Commissioner, consent to said Agreement).</p>	Mar. 1, 1972	Oct. 18, 1972 4:44PM	
2655209		Mar. 1, 1972	Oct. 18, 1972 4:44PM	

FORWARD TO RIDER

City of Chicago
Recorder's Office

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

DOCUMENT NO. NATURE AND TERMS OF DOCUMENT DATE OF DOCUMENT DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR SIGNATURE OF REGISTRAR

Declaration between American National Bank and Trust Company of Chicago, a Trustee, under Trust Number 30631 (the "Developer"), premises described on the Plat of Survey attached hereto as Exhibit "A" and incorporated herein, and St. James Town Homes Corporation (the "Associates"); wherein the Developer declares that the rights, easements, covenants, restrictions, burdens, uses and privileges described herein shall run with the land for a term of forty years from February 11, 1972, with automatic extended period of ten years, existing at all times hereafter among the several purchasers, owners and mortgagees of the common Parcels and Dwelling Parcels described herein and to the structures erected on said dwelling or party walls; as to the maintenance and replacement thereof; as to party walls which straddle the boundary line between Dwelling Parcels and all walls serving two or more townhouses or garages shall at all times be considered party walls; and for the repair, maintenance and replacement thereof of the pipes, ducts or conduits therein, as to the maintenance, repair or replacement of all masonry walls, steps, garden walls, roofs, interior down spouts, fencing and the plantings described herein; as to facilities designated for common use; creating easements as set forth herein, all under provisions, conditions, limitations and reservations contained herein. For particulars see Document.

Company of Chicago, a owner of foregoing into as Exhibit "A" an tion (the "Associates"); ents, covenants, restrictions, un with the land for omatic extended period of ceels described herein ng parcels and the ed party walls; and fo e pipes, ducts or conduits of all masonry walls, steps, and the plantings described herein; as to facilities designated for common use; creating easements as set forth herein, all under provisions, conditions, limitations and reservations contained herein. For particulars see Document.

Signature of Registrar: *Richard K. Allen*

Feb. 11, 1972

Oct. 18, 1972 4:24PM

Richard K. Allen

Subject to roads and highways, if any, as set forth in Beed registered as Document Number 2668612.

in Beed

Richard K. Allen

Subject to easements granted or to be granted to and public or quasi-public utilities, as set forth in Beed as Document Number 2668612.

rights of registered

Richard K. Allen

Mortgage from Walter L. Blocker and Carol M. Blocker, to Home Federal Savings and Loan Association of Chicago, a Corporation of the United States, to secure their note in the principal sum of \$10,000.00, payable as therein stated. For particulars see Document. (Affects foregoing premises and other property). (See plat description under attached).

to Home Corporation of principal sum of For particulars see Document. (See description

Richard K. Allen

Jan. 3, 1973

Jan. 4, 1973 2:49PM

Richard K. Allen

Mortgagee's Duplicate Certificate 530859 issued 1/1/73. Right of any party in interest to appeal or institute any other proceeding, to modify, reverse or set aside the judgment for dissolution of Marriage entered the 2nd day of January, 1982, in the Circuit Court of Cook County, Illinois, Case No. 81-0-253 entitled Carol Blocker vs. Walter Blocker.

3 on Mortgage 2668613

Richard K. Allen

Property of Cook County Clerk's Office