

UNOFFICIAL COPY

CERTIFICATE NO. 1405335
OWNER ELLIOTT, SCHWARTZ, ET AL.

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1999-09-21 15:43:51

UCI 27 1986

Cook County Recorder 23.00

CERTIFICATE OF TITLE



Date Of First Registration

MAY TWENTY SEVENTH (27th), 1912.

TRANSFERRED FROM CERTIFICATE NO. 1187496

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

ELLIOTT, SCHWARTZ AND MARTIN SCHWARTZ AND FLORENCE SCHWARTZ
(1st Married to Karen J. Fishman) (2nd and 3rd Married to each other)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the VILLAGE OF GLENVIEW 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 A308 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 23rd day of May, 1979 as Document Number 2754082.

ITEM 2.
An Undivided .99% interest (except the Units delineated and described in said survey) in and to the following Described Premises:

A parcel of land in the South Half (1/2) of the Southeast Quarter (1/4) of Section 32, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, and more particularly described as follows: Commencing at the intersection of the North line of the South Half (1/2) of the Southeast Quarter (1/4) of said Section 32, with the Southwesterly Right-of-Way line of Milwaukee Avenue as established by Document Number 2492593; thence along the North line of the South Half (1/2) of the Southeast Quarter (1/4) of said Section 32, South 89 degrees 58 minutes 14 seconds West 205.74 feet; thence South 0 degrees 01 minutes 46 seconds East 2.98 feet to the point of beginning, thence South 40 degrees 39 minutes 32 seconds East 121.34 feet; thence South 49 degrees 20 minutes 00 seconds West 138.49 feet; thence North 40 degrees 37 minutes 41 seconds West 121.35 feet; thence North 49 degrees 22 minutes 19 seconds East 138.58 feet to the point of beginning.

04-32-402-034-1022DW

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

Witness My hand and Official Seal

this THIRTEENTH (13th) day of AUGUST A. D. 1985

8/13/85 LSJ

Form 2

Harry Bus Yourell
Registrar of Titles, Cook County, Illinois.

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
246459-85 In Duplicate	General Taxes for the year 1984, 1st Installment Paid, 2nd Installment Not Paid. <u>Subject to General Taxes levied in the year 1985.</u> 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 part of 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 approved by Owner or Owner's architect or representative, subject to the terms, responsibilities, covenants and agreements herein set forth. For particulars see Document. (Trustee's Rider attached).	Dec. 11, 1973	Jan. 9, 1974 12:57PM	<i>Harry Bee You</i> <i>Harry Bee You</i>
2734877 In Duplicate	Declaration by LaSalle National Bank, as Trustee, under Trust Number 44885, and Birnloew Development Corporation, an Illinois corporation, as Developer, declaring that all easements, restrictions, conditions, covenants, reservations, liens, charges, rights, benefits and privileges which are granted, created, reserved or declared by this Declaration, shall be deemed to be covenants appurtenant, running with the land and shall at all times inure to the benefit of and be binding on any person having at any time, any interest or estate in premises, and their respective heirs, successors, personal representatives or assigns. For particulars see Document. (Affects foregoing property and other property). (Exhibits "A", "B", and "C" attached).	Dec. 11, 1973	Jan. 9, 1974 12:57PM	<i>Harry Bee You</i>
2754081 In Duplicate	Declaration of Condominium Ownership by LaSalle National Bank, as Trustee, Trust Number 44885, and Birnloew Development Corporation, a Delaware Corporation for Triumvera Midrise Condominium Association, and the rights, easements, restrictions, agreements, reservations and covenants therein contained, reserving the right to amend this Declaration from time to time to accomplish a shifting of the Common Elements as a result of adding additional real property to the Condominium; also contains provision as to Parking Area. For particulars see Document.	May 22, 1974	May 23, 1974 3:50PM	<i>Harry Bee You</i>
2754082 In Duplicate	Amendment to Declaration of Condominium Ownership for Triumvera Towers Condominium, by LaSalle National Bank, as Trustee under Trust Number 44885 (the "Trustee"), Birnloew Development Corporation, an Illinois corporation (the "Developer"), and the Unit Owners whose names are subscribed hereto (the "Consenting Unit Owners"), amending the Declarations of Condominium Ownership registered as Document Numbers 2768757 and 2780494 (Affects Triumvera Towers Condominium only); Attached hereto is Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Triumvera, by LaSalle National Bank as Trustee, under Trust Number 44885 (the "Trustee"), Birnloew Development Corporation, an Illinois corporation (the "Developer"), and the Owners whose names are subscribed hereto (the "Consenting Owners") amending said Declaration as herein set forth. For particulars see Document. (Exhibit "A" Legal description attached). (Affidavit of no United States Tax Lien attached to Deeds Document Numbers 2817493 and 2829690). (Affects foregoing property and other property).	May 23, 1974	May 23, 1974 3:50PM	<i>Harry Bee You</i>
2856855 In Duplicate	First Supplement Final Declaration of Condominium Ownership of easements, restrictions and covenants for Triumvera Midrise Condominium, by La Salle National Bank, as Trustee; Trust Number 44885 and FNBC Properties, Inc., a Delaware corporation, amending Declaration registered as Document Number 2754082, by subjecting additional property to said Declaration, which is improved by Midrise Building B-units; said Amendment includes all real estate covered in the Development area described in Exhibit B attached hereto. For particulars see Document. (Plat of Survey and Exhibit D attached).	Nov. 11, 1975	Feb. 27, 1976 3:40PM	<i>Harry Bee You</i>
2911528 In Duplicate	Mortgage from Elliot Schwartz, married to Karen J. Fishman and Martin Schwartz and Florence Schwartz, to Shearson/American Express Mortgage Corporation, a corporation of the State of Delaware, to secure note in the sum of \$45,500.00, payable as therein stated. For particulars see Document. (Legal description and riders attached).	Dec. 13, 1976	Dec. 15, 1976 12:59PM	<i>Harry Bee You</i>
3366239 In Duplicate	Assignment from Shearson/American Express Mortgage Corporation, a Delaware Corporation, to Citizens Federal Savings and Loan Association, of Mortgage registered as Document No. 3366239. For particulars see Document. (Legal description attached).	April 11, 1984	April 23, 1984 3:25PM	<i>Harry Bee You</i>
3455726	Mortgagee's Duplicate Certificate 692264 issued 8/16/85 on Mortgage	June 21, 1985	Aug. 16, 1985 2:28PM	<i>Harry Bee You</i> <i>Harry Bee You</i>