

UNOFFICIAL COPY

MAY 29 1985

CERTIFICATE OF TITLE



Date Of First Registration

(1) APRIL TWENTY NINTH (29th)-----1921
(2) JANUARY TWENTY THIRD (23rd)----1911

TRANSFERRED FROM CERTIFICATE NO. 1295079

STATE OF ILLINOIS }
COOK COUNTY }

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

DONNA MARIE WALKER
(Married to Ross Richard Walker)

of the VILLAGE OF GLENVIEW 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

An undivided .1580 % interest in premises hereinafter described (excepting 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, 1980, as Document Number 3179558, and as amended by First Amendment registered on the 23rd day of September, 1980, as Document Number 3179559. 25382049

Said premises being described as follows: That part of LOT ONE (1) (except the North 35.05 feet thereof and except the East 30.0 feet thereof) in Chicago Land Clearance Commission Number Three (hereinafter described), falling within Lot 3 in Mathias Miller's Subdivision of Lot 108 (except the South 120 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 Spanknebel's Subdivision of the West 170 feet of Lot 106 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 vacated 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 2032004.

OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 2704J DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY, WHICH UNITS ARE LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

17-04-207-087-1144 w

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

Witness My hand and Official Seal

this SECOND (2nd) 3/2/81 KMC day of MARCH A. D. 1981

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

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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
266471-81	<p><u>General Taxes</u> for the year 1979. <u>General Taxes</u> for the year 1980. <u>Subject to General Taxes</u> levied in the year 1981. 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 13458881. 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 2:25PM	<i>[Signature]</i>
2154318 In Duplicate	<p>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).</p>	Nov. 4, 1968	Mar. 21, 1969 3:40PM	<i>[Signature]</i>
2441171	<p>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 13458881, 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 13489341. For particulars see Document. 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. 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.</p>	Nov. 4, 1968	Mar. 21, 1969 3:40PM	<i>[Signature]</i>
In Duplicate	<p>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.</p>	July 7, 1970	Aug. 18, 1970 3:54PM	<i>[Signature]</i>
2517184 In Duplicate	<p>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).</p>	July 7, 1970	Aug. 18, 1970 3:54PM	<i>[Signature]</i>
3085871 In Duplicate	<p>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).</p>	Mar. 15, 1979	Apr. 12, 1979 4:35PM	<i>[Signature]</i>
3099737 In Duplicate	<p>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).</p>	May 6, 1979	June 22, 1979 4:20PM	<i>[Signature]</i>
3120308	<p>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).</p>	Sept. 1, 1979	Sept. 21, 1979 12:54PM	<i>[Signature]</i>
3134591	<p>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).</p>	Oct. 1, 1979	Dec. 4, 1979 1:24PM	<i>[Signature]</i>
3179556		March 4, 1980	Sept. 23, 1980 3:29PM	<i>[Signature]</i>

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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
557	Fifth 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 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" "U" and "V" attached). (Affects foregoing property and other property).	June 13, 1980	Sept. 23, 1980 3:29PM	<i>Henry Bes Gannell</i>
558	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	<i>Henry Bes Gannell</i>
559	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 in 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	<i>Henry Bes Gannell</i>
560 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	<i>Henry Bes Gannell</i>
360	Mortgage from Ross Richard Walker and Donna Marie Walker, to First Federal Savings & Loan Association of Chicago, a corporation of the United States to secure note in the sum of \$65,900.00 payable as therein stated. For particulars see Document. (Rider attached) (Affects foregoing property and other property)	Sept. 5, 1980	Mar. 2, 1981 9:48AM	<i>Henry Bes Gannell</i>
	Mortgagee's Duplicate Certificate 652674 issued 3/2/81 on Mortgage 3204860.			<i>Henry Bes Gannell</i>

DeKalb County Clerk's Office