

001 1 - 1987

# UNOFFICIAL COPY

CERTIFICATE NO. 1271335  
OWNER: EARL P. GELMAN, ET AL.



Date Of First Registration

DECEMBER TWENTY EIGHTH (28TH), 1937  
TRANSFERRED FROM CERTIFICATE NO. 1295225  
WP



99247243

1153/0344 51 001 Page 1 of 2  
1999-03-15 14:27:41  
Cook County Recorder

STATE OF ILLINOIS }  
COOK COUNTY } SS.

I, SIDNEY R. OLSEN, REGISTRAR OF TITLES IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,

CERTIFY THAT

EARL P. GELMAN, DOROTHY GELMAN AND LISA A. GELMAN  
(1st & 2nd-Married to each other) (3rd-A Spinster)  
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

BROCKTON COUNTY OF AND STATE OF MASSACHUSETTS

OWNER OF AN ESTATE IN FEE SIMPLE IN THE FOLLOWING DESCRIBED LAND, SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS, TO-WIT:

undivided .30217% 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 a part of a Declaration of Condominium Ownership registered on the 28th of December, 1977, as Document Number 2990252).

PARCEL 1: THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE WHICH IS 94.09 FEET ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH:

That part of Lots 11 and 12 in Moss' Subdivision of that part of Lot 10 in the Subdivision of the South Half (1/2) of Block 8 in Canal Trustee's Subdivision of the South Fractional Quarter (1/4) of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian falling within those parts of Lots 8, 9, 10, 11 and 12 in Moss' Subdivision aforesaid, described as follows: Commencing at the Southwest corner of said Lot 12 and running thence East along the South line of said Lot 12, a distance of 25.27 feet; thence North along a line perpendicular to said South line of Lot 12 a distance of 0.25 of a foot to a point of beginning at the Southwest corner of said hereinafter described part of Lots 8, 9, 10, 11 and 12; thence continuing North along the last described perpendicular line a distance of 83.50 feet; thence East along a line parallel with the South line of said Lots 12, 11, 10, 9 and 8, a distance of 83.50 feet; thence South along a line perpendicular to said last described course a distance of 83.50 feet; and thence West along a line parallel with said South line of Lots 8, 9, 10, 11 and 12, a distance of 83.50 feet to the point of beginning.

PARCEL 2: THE PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 15.59 FEET AND 26.66 FEET RESPECTIVELY ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH:

That part of Lot 11 in Moss' Subdivision (hereinbefore described) falling within those parts of Lots 9, 10 and 11 in Moss' Subdivision aforesaid, described as follows: Commencing at the Southwest corner of Lot 12 in said Moss' Subdivision and running thence East along the South line of Lots 12, 11, 10 and 9 in said Moss' Subdivision, a distance of 46.52 feet to a point of for said hereinafter described part of Lots 9, 10 and 11; thence North or South, along lines perpendicular to said South line of Lots 9, 10, 11 and 12, and East or West along lines parallel with said South line of Lots 9, 10, 11 and 12, for the following courses and distances; North 20.87 feet; East 6.15 feet; North 9.78 feet; East 8.45 feet; North 2.66 feet to a line 33.31 feet North from the South line of said Lots 9, 10, 11 and 12; East 11.80 feet; South 25.48 feet; West 16.15 feet; South 7.83 feet and thence West 10.25 feet to the point of beginning.

PARCEL 3: THE PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 13.59 FEET AND 15.59 FEET RESPECTIVELY ABOVE CHICAGO CITY DATUM:

That part of Lot 11 in Moss' Subdivision (hereinbefore described) falling within the South 3.13 feet of the East 4.50 feet of the West 9.08 feet of those parts of Lots 9, 10 and 11 described in Parcel 2 aforesaid.

PARCEL 4: THE PROPERTY AND SPACE LYING BETWEEN HORIZONTAL PLANES WHICH ARE 15.59 FEET AND 24.59 FEET RESPECTIVELY ABOVE CHICAGO CITY DATUM AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD FROM THE SURFACE OF THE EARTH:

That part of Lot 11 in Moss' Subdivision (hereinbefore described) falling within those parts of Lots 10 and 11 in Moss' Subdivision aforesaid, described as follows: Commencing at the Southwest corner of Lot 12 in said Moss' Subdivision and running thence East along the South line of Lots 12, 11 and 10 in said Moss' Subdivision, a distance of 32.67 feet; thence North along a line perpendicular to said South line of Lots 10, 11 and 12 a distance of 39.51 feet to a point of beginning for said hereinafter described part of Lots 10, 11 and 12; thence North or South along lines perpendicular to said South line of Lots 10, 11 and 12, and East or West along lines parallel with said South line of Lots 10, 11 and 12 for the following courses and distances; North 3.66 feet; East 12.35 feet; North 3.08 feet; East 10.69 feet; North 6.66 feet; East 3.33 feet; South 4.00 feet; West 0.12 of a foot; South 5.66 feet; West 10.90 feet; South 3.74 feet; and West 15.35 feet to the point of beginning.

NOTE: OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 27-C DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY, WHICH UNITS ARE LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

17-03-207-061-1128

Box 198

TO MEMORIALS RECITED ON REVERSE SIDE HEREOF.

MY HAND AND OFFICIAL SEAL THIS TWENTY THIRD (23rd) DAY OF MAY A. D. 1986

5/23/86 DC

John R. ...

# UNOFFICIAL COPY

## 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
261259-86	<p>General Taxes for the year 1985. 1st Installment Paid. 2nd Installment Not Paid.                      Subject to General Taxes levied in the year 1986.                      Reservations contained in Deed registered as Document Number 2990250, wherein Grantor, Exchange National Bank of Chicago, a national banking association, as Trustee, Trust Number 23045, reserves to itself, and the owners from time to time, of all or any part of the Grantor's Fee, easements for the support, improvements and maintenance of building and structures located on foregoing premises and other property; to easements for ingress and egress upon said premises; and to easements as to the use of facilities serving said premises and the rights, privileges and restrictions appurtenant thereto; also contains provisions for relocation of easements; rights of entry for repair and provisions for encroachments, all as more particularly set forth herein. For particulars see Document.</p> <p>Grants contained in Deed registered as Document Number 2990250, wherein Grantor, Exchange National Bank of Chicago, a national banking association, as Trustee, Trust Number 23045, grants to Grantee and the owners from time to time, of the Condominium Property (herein described) or any portion thereof, easements for the support, improvement and maintenance of building and structures located on foregoing premises and other property; to easements for ingress and egress upon said premises; and to easements for the use of facilities serving said premises and the rights, privileges and restrictions appurtenant thereto, all as more particularly set forth herein. For particulars see Document.</p> <p>Covenant running with the land restricting the use and character of buildings to be constructed or maintained on foregoing premises and other property; and as to the repairs and replacements thereto as shown in Deed registered as Document Number 2990250. For particulars see Document.</p> <p>Subject to provisions for the structural support of the building located on foregoing premises and other property; as to the removal of liens and other debts; insurance; and damage to the building and the obligations pursuant thereto, all as more particularly set forth in Deed registered as Document Number 2990250. For particulars see Document.</p>			<p><i>Harry B. [Signature]</i></p> <p><i>Harry B. [Signature]</i></p> <p><i>Harry B. [Signature]</i></p> <p><i>Harry B. [Signature]</i></p> <p><i>Harry B. [Signature]</i></p> <p><i>Harry B. [Signature]</i></p>
In Duplicate	<p>Declaration of Condominium Ownership by Exchange National Bank of Chicago, as Trustee under Trust Number 33,333 for 100 E. Walton Condominium, and the rights, easements, restrictions, agreements, reservations, covenants and by-laws therein contained. For particulars see Document. (Affects foregoing property and other property) (Exhibits "A" "B" "C" and "D" attached).</p>	Dec. 27, 1977	Dec. 28, 1977 9:17AM	<p><i>Harry B. [Signature]</i></p>
2990252 In Duplicate	<p>Condominium Operating Agreement by and between 100 E. Walton Condominium Association, an Illinois not-for-profit corporation, and Exchange National Bank of Chicago, as Trustee under Trust No. 23045, providing payment of fees for easement rights and services granted in Deed registered as Document No. 2990250. For particulars see Document. (Legal descriptions as Exhibits "A" and "B" attached). (Resolutions attached).</p>			<p><i>Harry B. [Signature]</i></p>
3004694 In Duplicate	<p>Mortgage from Earl Gelman, Dorothy G. Gelman and Lisa A. Gelman to The First National Bank of Chicago, to secure note in the sum of \$38,100.00, payable as therein stated. For particulars see Document. (Riders and Legal Description attached). (Affects foregoing property and other property).</p>	Feb. 15, 1978	March 15, 1978 4:33PM	<p><i>Harry B. [Signature]</i></p>
3432700	<p>Mortgagee's Duplicate Certificate 708929 issued 5/23/86 on Mortgage 3432700.</p>	Apr. 26, 1985	Apr. 29, 1985 2:04PM	<p><i>Harry B. [Signature]</i></p> <p><i>Harry B. [Signature]</i></p>

County Clerk's Office