

UNOFFICIAL COPY

CERTIFICATE NO 45849
OWNER SIERRA CAPITAL REALTY TRUST VI

OWNERS DUPLICATE

CERTIFICATE OF TITLES

Date Of First Registration

AUGUST TWENTY SECOND (22nd), 1921

TRANSFERRED FROM 1278187
CERTIFICATE NO WP

CAUTION

All documents in any way affecting the title to the premises described herein must be filed in the Registrar's Office and in order to save inconvenience and delay kindly follow the legal description on Certificate and by so doing you will help the efficiency of the Torrens System and the public in general.

HARRY "BUS" YOURNELL
Registrar of Torrens Titles

Lawyers Title Ins. Corp.
29 South LaSalle St.
Chicago, Ill. 60603
Box 334

STATE OF ILLINOIS }
COOK COUNTY }

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

SIERRA CAPITAL REALTY TRUST VI
(A California Corporation)

of the SAN FRANCISCO County of _____ and State of CALIFORNIA
is the owner of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

A Tract of Land consisting of a part of each of Lots 1 and 2 in the Subdivision of the East Half (1/2) of the Northwest Quarter (1/4), and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section 28, Township 42 North, Range 12 East of the Third Principal Meridian, (except Railroad); said tract of land being bounded and described as follows: Beginning at the point of intersection of the Southeasterly line of the Right of Way, 100 feet wide, of the Chicago & Northwestern Railway, with the South line of said Lot 2 (said South lot line also being the South line of the Northwest Quarter (1/4) of said Section 28); and running thence East along the South line of said Lot 2, a distance of 392.83 feet, thence North along a line which is parallel with the East line of said Lot 2, a distance of 269.89 feet; thence Northeastwardly along the arc of a circle, convex to the Northwest and having a radius of 169.40 feet, a distance of 103.70 feet to a point which is 300 feet; measured perpendicularly, Southeasterly, from said Southeasterly line of the Right of Way of the Chicago & Northwestern Railway; thence Northeastwardly along a line which is 300 feet, measured perpendicularly, Southeasterly from and parallel with said Southeasterly Right of Way line, a distance of 448.47 feet; thence Northwestwardly along a line perpendicular to said parallel line, said distance of 300 feet to its intersection with said Southeasterly Right of Way line; and thence Southwestwardly along said Southeasterly Right of Way line, a distance of 1106.43 feet to the point of beginning.

3692593

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

Witness My hand and Official Seal

this THIRTY FIRST (31st) day of DECEMBER A. D. 1986
12/31/86 RP

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



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

NATURE AND TERMS OF DOCUMENT DATE OF DOCUMENT DATE OF REGISTRATION SIGNATURE OF REGISTRAR

YEAR-MONTH-DAY-HOUR

DOCUMENT NO.

212215-86 In Duplicate	Subject to General Taxes levied in the year 1956. Easement of existing roads and highways. Declaration by Florence Deber, subjecting foregoing premises, to the easements, covenants, conditions and restrictions running with the land for a period of 30 years from January 1, 1966, with provision for automatic extension, etc., as herein set forth. For particulars see Document.	Jan. 1, 1966	Apr. 7, 1969 11:27PM	<i>Amy Buf-mell</i>
2168762 In Duplicate	Subject to Public Utility easements for roads, sewer, water and a perpetual non-exclusive easement for ingress and egress over part of foregoing premises and other property, as shown in Deed registered as Document No. 2266221. For particulars see Document.	Jan. 1, 1966	Apr. 7, 1969 11:27PM	<i>Amy Buf-mell</i>
244460 In Duplicate	Grant in favor of Commonwealth Edison Company, a Corporation, and Illinois Bell Telephone Company, a Corporation, their respective successors and assigns, of utility easements, etc., over part of foregoing premises and other property more particularly described hereinafter. For particulars see Document. (Resolutions attached) Exhibit "A" attached hereto and made a part hereof.	Jan. 18, 1969	Apr. 11, 1969 8:13PM	<i>Amy Buf-mell</i>
2878395 In Duplicate	Trust Deed from D. H. Overmyer Co., Inc., a Corporation, to Chicago Title and Trust Company, an Illinois corporation, as Trustee, to secure Note of even date herewith in the principal sum of \$72,000.00, payable as therein stated. (Legal description Exhibit "A" attached hereto.) (Business and resolutions attached hereto.) For particulars see Document.	Oct. 21, 1969	Oct. 30, 1969 3:22PM	<i>Amy Buf-mell</i>
2878396 In Duplicate	Assignment from D. H. Overmyer Co., Inc., an Illinois Corporation to Salk, Ward & Salk, Inc., an Illinois corporation, of all the rents, earnings, income, issues and profits, etc., of foregoing premises. For particulars see Document. (Exhibit "A" legal description attached.)	Oct. 21, 1969	Oct. 30, 1969 3:26PM	<i>Amy Buf-mell</i>
2883318 In Duplicate	Assignment from Salk Ward & Salk, Inc., a corporation, to North American Life Assurance Company of Toronto, Canada, of all its right, title and interest in and to Assignment of Rents registered as Document Number 2878396. For particulars see Document. (Legal description Exhibit "A" attached hereto.)	Nov. 13, 1969	Dec. 12, 1969 10:36AM	<i>Amy Buf-mell</i>
2938026	Mortgagee's Duplicate Certificate #95993 issued 6/8/70 on Trust Deed 2878395. Mortgage from LaSalle National Bank, as Trustee, under Trust No. 52137, to Connecticut General Mortgage and Realty Investments, a voluntary association of Massachusetts, to secure the payment of note in the principal sum of \$1,730,000.00 and interest thereon in accordance with the terms, provisions and limitations of this Mortgage, and to secure the performance of the covenants and agreements by the Mortgagor to be performed. For particulars see Document. (Legal description as Exhibit "A" attached.) (Affects foregoing premises and other property.)	Apr. 21, 1977	Apr. 26, 1977 4:00PM	<i>Amy Buf-mell</i>

[Handwritten signatures and initials in the top section of the document, including names like 'Boutwell', 'A. W. Boutwell', and 'Boutwell' repeated multiple times.]

2934024	In Duplicate	<p>Nov. 13, 1969 Mortgage's Duplicate Certificate 494993 issued 6/8/70 on Trust Deed 2878393. Mortgage from LaSalle National Bank, as Trustee, under Trust No. 52157, to Connecticut General Mortgage and Realty Investments, a voluntary association of Massachusetts, to secure the payment of note in the principal sum of \$1,750,000.00 and interest thereon in accordance with the terms, provisions and limitations of this Mortgage, and to secure the performance of the covenants and agreements by the Mortgagor to be performed. For particulars see Document. (Legal description as Exhibit A attached.) (Affects foregoing premises and other property.)</p>	<p>Dec. 12, 1969 10:36AM</p>
2934026	In Duplicate	<p>Apr. 21, 1977 Assignment from LaSalle National Bank, as Trustee, under Trust No. 52157 to Connecticut General Mortgage and Realty Investments, a Massachusetts voluntary organization, of all the rents, earnings, income, issues and profits, etc., of the foregoing premises, and given to further secure payment of note secured by Mortgage in the principal sum of \$1,750,000.00. For particulars see Document. (Legal description rider as Exhibit A attached.)</p>	<p>Apr. 26, 1977 4:00PM</p>
2934027	In Duplicate	<p>Apr. 21, 1977 Assignment from LaSalle National Bank, as Trustee, under Trust No. 52157 to Connecticut General Mortgage and Realty Investments, a voluntary association of Massachusetts, of all its right, title and interest as lessor in those certain leases described in Exhibit "B" attached hereto and made a part hereof, and given as additional security for note in the sum of \$1,750,000.00 secured by Mortgage registered as Document No. 2934026. For particulars see Document. (Legal description as Exhibit A attached.)</p>	<p>Apr. 26, 1977 4:00PM</p>
2934028	In Duplicate	<p>Apr. 21, 1977 FINANCING STATEMENT: LaSalle National Bank, Trustee, Trust No. 52157, Debtor, Connecticut General Mortgage and Realty Investments, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibits A and B attached.)</p>	<p>Apr. 26, 1977 4:00PM</p>
2934029	In Duplicate	<p>Apr. 26, 1977 4:00PM Mortgage and Security Agreement from LaSalle National Bank, a national banking association, as Trustee, Trust No. 52157, to Bank of Montreal, its secure promissory note in the principal amount of \$7,100,000.00, together with interest, payable as therein stated, and granting a security interest in foregoing premises, under terms, covenants, and agreements herein contained. For particulars see Document. (Exhibits "A" and Schedule 1 legal description attached.) (Affects foregoing premises and other property.)</p>	<p>Apr. 26, 1977 4:00PM</p>
3518834	In Duplicate	<p>May 29, 1986 Assignment from LaSalle National Bank, a national banking association, as Trustee, Trust No. 52157, "Trustee", Credit Illinois #1, an Illinois limited partnership, "Beneficiary", collectively referred to as "Assignors" to Bank of Montreal, "Mortgagee", wherein Assignor assigns to Assignee all of its right, title and interest in, under and pursuant to any and all leases, present or future, and all the rents, earnings and renewal rents, etc. For particulars see Document. (Schedule 1 attached.)</p>	<p>May 30, 1986 11:45AM</p>
3518835	In Duplicate	<p>May 29, 1986 FINANCING STATEMENT: Credit Illinois #1, Debtor, Bank of Montreal, Secured party. Lists fixtures affixed to foregoing premises. For particulars see Document. (Exhibit A and Schedule 1 attached.)</p>	<p>May 30, 1986 11:45AM</p>
3518836	In Duplicate		<p>May 30, 1986 11:45AM</p>

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LEGAL DESCRIPTION

A tract of land consisting of a part of each of Lots 1 and 2 in the Subdivision of the East Half of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter of Section 28, Township 42 North, Range 12, East of the Third Principal Meridian (except Railroad); said tract of land being bounded and described as follows: Beginning at the point of intersection of the Southeasterly line of the right-of-way, 100 feet wide, of the Chicago and Northwestern Railway, with the South line of said Lot 2, (said Lot line also being the South line of the Northwest Quarter of said Section 28); and running thence East along the South line of said Lot 2, a distance of 592.85 feet; thence North along a line which is parallel with the East line of said Lot 1, a distance of 269.49 feet; thence Northeastwardly along the arc of a circle, convex to the Northwest and having a radius of 169.40 feet, a distance of 103.70 feet to a point which is 300 feet, measured perpendicularly, Southeasterly from said Southeasterly line of the right-of-way of the Chicago and Northwestern Railway; thence Northeastwardly along a line which is 300 feet, measured perpendicularly, Southeasterly from and parallel with said Southeasterly right-of-way line, a distance of 448.47 feet; thence Northwestwardly along a line perpendicular to said parallel line, a distance of 300 feet to its intersection with said Southeasterly right-of-way line, and thence Southwestwardly along said Southeasterly right-of-way line, a distance of 1106.43 feet to the point of beginning, in Cook County, Illinois.

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04.28-101-011 all
D.A.

Clerk's Office

3692593

PETITION TO WITHDRAW LAND FROM REGISTRATION

Petition of:

Sierra Capital Realty Trust VI,

a California corporation

to withdraw land from registration.

)
)
) L.R. No. 11587

)
) Certificate No. 1458493

)
) Vol. 2921-1 Page 247
)

(1) Petitioner(s) state(s) that the following described real estate, situated in the County of Cook and State of Illinois, viz: See Legal Description attached hereto.

is registered in the Office of the Registrar of Titles in the name(s) of: Sierra Capital Realty Trust VI, a California corporation

A copy of the certificate of title is attached as Exhibit A.

(2) That, in addition to the current owner(s) shown on the certificate, the following persons are holders of vested remainders or reversionary interests: N/A

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Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

NID

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1928 MAR 19 AM 10:50
HARRY CO. CLERK
REGISTERED

IDENTIFIED No.
REGISTERED HARRY CO. CLERK REGISTERED

Register Titles
County Bldg.
Room 230