

UNOFFICIAL COPY

Certificate No 1370418 Document No 3326869-F

TO THE REGISTRAR OF TITLES
COOK COUNTY, ILLINOIS:

You are directed to register the Document
hereto attached on the Certificate 1370418 indicated
affecting the following described premises, to-wit:

An Undivided 0.172% 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 21 day of December, 1979, as Document Number 313492.

Said premises being described as follows: That part of LOT FIFTEEN (15), in Chicago Land Clearance Commission Number Three (hereinafter described) falling within the North Twenty Five (25) feet of the East One Hundred (100) feet of Lot Thirty Nine (39) in Bronson's Addition to Chicago, and that part of LOT FIFTEEN (15), in Chicago Land Clearance Commission Number Three (hereinafter described) falling within the South Twenty Five (25) feet of the East One Hundred and Fifty Nine (159) feet (except the West Seven (7) feet thereof), of Lot Thirty Seven (37) 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 Resubdivisions all in the Northeast Quarter (K) of Section 2, 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.

NOTE: OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 211 E DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY, WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

AGENT PROPERTIES

James Ryan
Agent

Chicago, Illinois 6-27 1975

Book: 2746-1
Page: 210
Certificate Number 1370418
Tax Number: 263686

4029315

County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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CERTIFICATE OF TITLES

Date Of First Registration

- (1) SEPTEMBER TWENTY FOURTH (24th), 1904
- (2) JULY EIGHTEENTH (18th), 1913

TRANSFERRED FROM CERTIFICATE NO. 1370133

STATE OF ILLINOIS)
COOK COUNTY) S.S.

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

THOMAS A. HALINSKI AND ANGELITA DELA FUENTE
(1st divorced and not remarried) (2nd a Widow)
AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

of the CITY OF CHICAGO 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 Follows:

DESCRIPTION OF PROPERTY

An Undivided 0.478% 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 4th day of December, 1972, as Document Number 3134592.

Said premises being described as follows: That part of LOT FIFTEEN (15), in Chicago Land Clearance Commission Number Three (hereinafter described) falling within the North Twenty Five (25) feet of the East One Hundred (100) feet of Lot Thirty Nine (39) in Bronson's Addition to Chicago and that part of LOT FIFTEEN (15), in Chicago Land Clearance Commission Number Three (hereinafter described) falling within the South Twenty Five (25) feet of the East One Hundred and Fifty Nine (159) feet (except the West Seven (7) feet thereof), of Lot Thirty Seven (37) 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 subdivisions all in the Northeast Quarter (NE) 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.

4029315

NOTE: OWNERSHIP OF THE PROPERTY DESCRIBED HEREIN IS APPURTENANT TO AND INSEPARABLE FROM UNIT 211 E DESCRIBED AND DELINEATED IN SAID DECLARATION AND SURVEY, WHICH UNIT IS LOCATED ON PREMISES NOT REGISTERED UNDER LAND REGISTRATION ACT.

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

Witness My hand and Official Seal

this FOURTEENTH (14th) day of MAY A. D. 1984

5/14/84 RO

Registrar of Titles, Cook County, Illinois.

UNOFFICIAL COPY

MEMORIALS

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
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263636-34	<p>General Taxes for the year 1983. Subject to General Taxes levied in the year 1986. 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 "Bluin 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 1848881. For particulars see Document. (Attached is Certified Copy of Ordinance by City Council of City of Chicago, approving sale of said Property). (Affects Lots 13 aforesaid and other property).</p>	June 27, 1962	June 10, 1966 3:23 PM	<i>[Signature]</i>
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2134318	<p>Subject to all covenants running with the land to be in effect until July 31, 2001, as set forth in Deed registered as Document Number 2134320, that the use of foregoing property will be restricted to the uses specified therefor in the Redevelopment Plan approved by Ordinance of the City Council of the City of Chicago (Certified Copy of which is recorded in the Office of the Recorder of Deeds of Cook County, as Document Number 1848881) and in the Redevelopment Agreement between Chicago Land Clearance Commission and Carl Sandburg Center No. Two recorded in the Office of the Recorder of Deeds of Cook County, as Document Number 1848881; and that Carl Sandburg Center No. Two (Grantee in said Deed Document Number 2134320) and its successors and assigns shall commence and complete the construction of the improvements to said property within the period of time provided by said Redevelopment Agreement, and that said Grantee and its successors and assigns shall make no changes in the said improvements after completion of construction thereof which would constitute a major change in said improvements or in the utilization of the property except with the written approval of the Grantor, or which are not in conformity with the Redevelopment Plan, and as said Plan is amended and extended, and that said Grantee and its successors and assigns, shall devote the property herein described to the uses specified in said Redevelopment Plan, and shall use said property in accordance with the said Plan, and for the purposes specified in said Plan. For particulars see Document.</p>	June 27, 1962	June 10, 1966 3:23 PM	<i>[Signature]</i>
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In Duplicate	<p>Subject to covenant running with the land contained in Deed registered as Document Number 2134320, that Carl Sandburg Center No. Two (Grantee in said Deed), and its successors and assigns, shall not effect or execute any agreement, lease, conveyance or other instrument whereby any of the property described herein is restricted either by the Grantee or by any successor in interest of the Grantee, upon the basis of race, religion, color or national origin, in the sale, lease or occupancy thereof and that said Grantee and its successors and assigns shall not discriminate against any person on the basis of race, religion, color, or national origin in the sale, lease or occupancy of the property and the improvements constructed thereon; said covenants to remain in effect without limitation as to time. For particulars see Document.</p>	June 27, 1962	June 10, 1966 3:23 PM	<i>[Signature]</i>
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In Duplicate	<p>Regulatory Agreement between Carl Sandburg South, a limited partnership, George S. Dornmuhler, Arthur Rubloff, Louis R. Solomon, Albert A. Robin and Stanley L. Goodland, General Partners and their successors, heirs and assigns, (jointly and severally herein referred to as Owners) and Federal Housing Commissioner, (herein called Commissioner) et al. forth agreements by Owners, for themselves, their successors, heirs and assigns, in connection with the mortgaged property, and the project operated thereon and so long as the contract of Mortgage Insurance continues in effect, and during such further period of time as the Commissioner shall be the owner, holder or reinsurer of the mortgage, or during any time the Commissioner is obligated to insure a Mortgage on the mortgaged property, in consideration of the endorsement for insurance by the Commissioner of the said note or in consideration of the consent of the Commissioner to the transfer of the mortgaged property, and in order to comply with the requirements of the National Housing Act and the Regulations adopted by the Commissioner pursuant thereto. For particulars see Document. (Affects foregoing property and other property).</p>	May 1, 1964	June 10, 1964 2:23 PM	<i>[Signature]</i>
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2134322 In Duplicate	<p>Certificate of Completion by Department of Urban Renewal of the City of Chicago, successor in interest to the Chicago Land Clearance Commission, certifying that Carl Sandburg Center No. Two and Carl Sandburg South, its assignee, have satisfactorily performed their covenants and the dates for the beginning and completion thereof, upon foregoing property and other property. For particulars see Document.</p>	May 1, 1964	June 10, 1964 2:23 PM	<i>[Signature]</i>
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2270264 In Duplicate	<p>Declaration by and among American National Bank and Trust Company of Chicago, under Trust Number 43374, 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>	May 3, 1966	May 10, 1966 11:16 AM	<i>[Signature]</i>
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3083871 In Duplicate	<p>First Amendment executed by American National Bank and Trust Company of Chicago, as Trustee, under Trust Numbers 43374, 46493, 46560 and 44492, Carl Sandburg Center an Illinois Limited Partnership and Sandburg North, an Illinois Limited Partnership, amending certain terms and provisions in Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871 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. 13, 1979	Apr. 12, 1979 4:38 PM	<i>[Signature]</i>
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3099737	<p>FORWARD</p> <p>TO</p> <p>RIDER</p>	May 6, 1979	June 22, 1979 4:20 PM	<i>[Signature]</i>
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City of Chicago
Recorder's Office
4929315

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VOL. 2786-1 PAGE 210
 CERT. NO. 1370018
 OWNER: THOMAS A. HALINSKI, ET UX.

RIDER

RIDER

PAGE



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 C/P REC
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3120308	Second Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45374, 46360, 46492 and 46493, annexing and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, 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).	Sept. 1, 1979	Sept. 21, 1979 12:36 PM	<i>[Signature]</i>
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3134591	Third Amendment executed by American National Bank and Trust Company of Chicago, a national banking association, as Trustee, Trust Numbers 45374, 46360, 46492 and 46493 amending Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, 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. (Exhibit "A", "B", "C", "D", "E", "F", "G", "H", "I" and "N" attached). (Affects foregoing property and other property).	Oct. 1, 1979	Dec. 4, 1979 1:24 PM	<i>[Signature]</i>
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3134592	Declaration of Condominium Ownership by American National Bank and Trust Company of Chicago, as Trustee under Trust Number 46493, for Elliot House Condominium Association, 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). (Affects foregoing property and other property). (Exhibits A, B, C and D attached).	Nov. 1, 1979	Dec. 4, 1979 1:26 PM	<i>[Signature]</i>
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3134592	First Amendment to Declaration of Condominium Ownership for Elliot House Condominium Association, registered as Document Number 3134592, executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Number 46493, amending said Declaration as herein set forth. For particulars see Document. (Exhibits "A" and "B" attached). (Affects foregoing property and other property).	Nov. 1, 1979	Dec. 4, 1979 1:26 PM	<i>[Signature]</i>
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3139700	Fourth Amendment executed by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee, Trust Numbers 45374, 46360, 46492, 46493 and 48916, annexing and adding additional property to the Declaration of Covenants, Conditions, Restrictions and Easements registered as Document Number 3083871, 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", "G" and "H" attached). (Affects foregoing property and other property).	Jan. 7, 1980	Jan. 3, 1980 11:09 AM	<i>[Signature]</i>
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3179336 In Duplicate	Mortgage from Thomas A. Halinski and Angelita Dela Fuente, to Continental Illinois National Bank and Trust Company of Chicago, a National Banking Association, to secure note in the sum of \$90,000.00, payable as therein stated. For particulars see Document. (Rider attached). (Affects foregoing property and other property).	March 4, 1980	Sept. 23, 1980 3:29 PM	<i>[Signature]</i>
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3228860	CANCELLED Mortgage 72252 issued 3/14/80 on Mortgage 3179336.	Aug. 22, 1983	Aug. 30, 1983 2:32 PM	<i>[Signature]</i>
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363636-36 In Duplicate	Assignment of General Taxes levied in the year 1986. Assignment from Continental Illinois National Bank and Trust Company of Chicago, a National Banking Association, to Falman Home Mortgage Corporation, of Cook County, Illinois, registered as Document Number 3126360. For particulars see Document. (Legal description as Exhibit "A" attached hereto and made a part hereof).	May 1, 1986	Dec. 10, 1986 2:09 PM	<i>[Signature]</i>
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363686-89	CANCELLED			<i>[Signature]</i>
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3827530	Subpoena to General Taxes levied in the year 1989. Its Pendens Notice of Foreclosure entered in the Circuit Court of Cook County, Illinois, Case Number 89 CH 07080, entitled Falman Home Mortgage Corporation vs. Thomas A. Halinski, et al dated August 10, 1989. For particulars see Document.		Sept. 26, 1989 9:36 AM	<i>[Signature]</i>
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SEARCHED	INDEXED	SERIALIZED	FILED	OCT 10 1986
CLERK'S OFFICE				

4822931
 C182628
[Handwritten signatures and notes in right margin]

UNOFFICIAL COPY

CERTIFICATION OF CONDITION OF TITLE

Certificate Number: 1370418

Examiners: _____

Date: October 15, 1991

263686-91

Subject to General Taxes levied in the year 1991.

3996036

Affidavit by Thomas A. Halinski and Angelita de la Fuente as to the loss of Owner's Duplicate Certificate of Title Number 1370418. (Legal description attached)
Sept. 17, 1991

3996037

Affidavits by Thomas A. Halinski as to his subsequent marriage to Catherine S. Halinski and by Angelita de la Fuente, n/k/a Angelita de la Fuente-Dacsil as to her subsequent marriage to Modesto Dacsil. (Legal descriptions attached)
Sept. 17, 1991

3996038

Quit Claim Deed in favor of Angelita De La Fuente. Conveys interest in foregoing premises. (Legal description attached)
Sept. 17, 1991

3996039

Warranty Deed in favor of Carmelita F. Bagcus, et al. Conveys foregoing premises. (Legal description attached) (Subject to Stipulation and Dismissal to be Certified in Re Document Number 3327550)
Sept. 17, 1991

3996040

Mortgage from Carmelita F. Bagcus and Cecilia Bagcus to Household Finance Corporation, III, a corporation of Delaware, to secure a Revolving Loan Agreement in the principal sum of \$89,600.00 and an initial advance of \$90,600.00. For particulars see Document. (Legal description attached)
Sept. 17, 1991

263686-91

Subject to General Taxes levied in the year 1991.

4003178

Release Deed in favor of Thomas A. Halinski, et al. Releases Document Numbers 3326860 and 3574616. (Legal description attached)
Oct. 15, 1991

KB

4029315

RECORDED DOC. # _____

FORM 3002

As

UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK) SS

NOTICE OF EXTENTION OF PERIOD OF REDEMPTION

YEAR SOLD 1991
VOLUME 498
CERTIFICATE OF SALE NO. 91-23178
PERMANENT INDEX NO. 17-04-222-062-1276
DATE OF SALE March 22, 1993
EXTENDED REDEMPTION DATE September 22, 1995

TO THE COUNTY CLERK OF COOK COUNTY, ILLINOIS:

ALLEN L. KAPLAN, being first duly sworn, deposes and says that:

1. He is the attorney for the owner and holder of the Certificate of Purchase for the Tax Sale above mentioned covering the above-stated Volume and Permanent Index Number.

2. Affiant further deposes and says that the owner and holder of said Certificate of Purchase does hereby extend the time of redemption to and including the date indicated above in accordance with the provisions of the Revenue Act of 1939, as amended.



ALLEN L. KAPLAN, attorney

This notice was served upon
the County Clerk of Cook
County on

ALLEN L. KAPLAN
120 North LaSalle, Suite 1040
Chicago, IL 60602
(312) 346-2336
Attorney, No. 25215

EXTENSION RECEIVED
COUNTY CLERK OFFICE

JAN 12 1995

4029315

STATE OF ILLINOIS)
COUNTY OF COOK)

UNOFFICIAL COPY

CERTIFICATE NUMBER 91-0023178

--CERTIFICATE OF PURCHASE--

FOR GENERAL TAXES AND SPECIAL ASSESSMENTS, A.D. 1991, ETC.

I, DAVID D. ORR, County Clerk in and for the County and State aforesaid DO HEREBY CERTIFY THAT REGENT PROP did, on the day hereinafter set forth, purchase at Public Auction, at the Court House in CHICAGO, the property designated by PERMANENT REAL ESTATE NUMBER 17 - 04 - 222 - 082 - 1278, situated in said County for the taxes, interest and costs due and unpaid thereon for the tax year 1991 and prior and paid as purchase money on said property the total amount of taxes, interest and costs thereon as stated herein.

VOLUME 488

PERMANENT INDEX NUMBER

17 - 04 - 222 - 082 - 1278

TAXES	Date of Sale	Rate of Percent Sold		Total Amt. of TAXES and Interest	Date Paid
GENERAL 1991	03/22/93	3.00	Tax Interest	1,814.00 260.64	03/22/93
				2,075.63	
SPECIAL ASSESSMENT 1991			Tax Interest		
STATUTORY TREASURER FEES				195.00	
STATUTORY CLERK FEES				32.00	
PRIOR YEARS' SPECIAL & GENERAL TAXES					
19					
19					
19					
19					
TOTAL				2,302.63	

Received this 26 day of APRIL, 1993, the sum of \$ 2,302.63 the amount of the purchase money on the above property.

If the aforesaid property is not redeemed in the manner and within the time provided by law, the above-named purchaser, his heirs or assigns, will, upon application and compliance with the provisions of law pertaining thereto, be entitled to receive a deed of conveyance for said real estate herein described by said permanent index number; provided that unless the holder of this certificate shall take out said deed, as entitled by law, and file same for record within one year from and after expiration of the time of redemption, the said certificate or deed, and the sale upon which it is based, shall from and after the expiration of one year, be absolutely null.

WITNESS my hand and the official seal at CHICAGO in said County this 26 day of APRIL, A.D., 1993

Addressed:

April 9/16

Countersigned:

OK [Signature] 6.19.95

Edward J. Rosewell

David D. Orr

County Treasurer and Ex-Officio Collector of Cook County

County Clerk of Cook County

Extension Letter Attached

4029315

STATE OF ILLINOIS)
COUNTY OF COOK)

UNOFFICIAL COPY

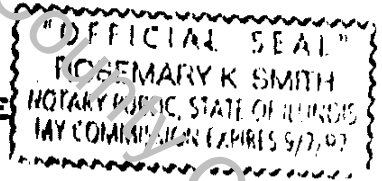
In consideration of the sum of _____ DOLLARS, I do hereby, sell, assign, transfer and set over to _____, his heirs, executors, administrators and assigns, the within CERTIFICATE OF PURCHASE, and all my right, title and interest in or to the real estate therein described, to have and to hold the same to himself, his heirs, executors, administrators and assigns, to his and their sole use, benefit and behoof forever.

Given under my hand and seal this _____ day of _____ A.D. 19____

THIS IS TO CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE CERTIFICATE OF PURCHASE FOR GENERAL TAXES FOR THE YEAR 1991

REGENT PROPERTIES

BY: *Stephen Dearly*
Stephen Dearly



SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15 DAY OF July 1995

[Signature]
NOTARY PUBLIC

4029315

4029315

4029315

4029315

*1370418
1/16/97
LA*

REGISTER OF TITLES

8:55 AM JUN 27 1995

Register of Titles
Enter this Document
on Certificate of
1370418
263686-97
6-27-95

REGENT PROPERTIES
120 N. LA SALLE #1040
CHICAGO IL 60602

Clerk's Office