

RIVER BANK
OWNERSHIP



PROPERTY INSIGHT, LLC.

A California Limited Liability Company

505 E NORTH AVENUE, CAROL STREAM, IL 60188

(630) 588-4870

LAST GRANTEE/LEGAL DESCRIPTION

PROPERTY INSIGHT
505 E NORTH AVE
CAROL STREAM, ILLINOIS 60188
CHUCK BUCKMAN - RIVER BEND ASSOC.

Order No.: 1404 C558478 SSS
Cover Date: SEPTEMBER 26, 2008
Ref: C BUCKMAN - RIVER BEND - RIVER WALK

JMM

Legal Description of Land Searched: (See Attached)

Permanent Tax Number (P.I.N.):
07-13-317-035

Street Address of Land Search (as furnished by Applicant):
NAPERVILLE, ILLINOIS

Grantee(s) in last recorded conveyance:

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT
DATED DECEMBER 20, 1982 KNOWN AS TRUST NUMBER 56597

In accordance with the application, a search of tract indices discloses the **LAST DEED AND CONVEYANCE** as follows:

DOCUMENT/CASE NO.:	R83-00706
GRANTOR:	DONNA K. MORAN
GRANTEE:	AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 20, 1982 KNOWN AS TRUST NUMBER 56597
INSTRUMENT:	DEED IN TRUST
DATE:	12/30/1982
RECORDED:	01/05/1983

DOCUMENT/CASE NO.:	R84-101336
GRANTOR:	AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 20, 1982 KNOWN AS TRUST NUMBER 56597
GRANTEE:	CITY OF NAPERVILLE
INSTRUMENT:	PLAT OF EASEMENT FOR WALKWAY
DATE:	04/18/1984
RECORDED:	12/19/1984
REMARKS:	SHOWN FOR INFORMATIONAL PURPOSES

(CONTINUED)

PROPERTY INSIGHT

By: *Jeanne M. Moke*

SEE ATTACHED FOR TERMS AND CONDITIONS OF SEARCH AND EXPLANATION OF ABBREVIATIONS
This is not a title insurance policy, guarantee, or opinion of title and should not be relied upon as such.



PROPERTY INSIGHT, LLC.

A California Limited Liability Company

Order No.: 1404 C558478 SSS

Disclosures (Continued):

DOCUMENT/CASE NO.: R2004-021569
GRANTOR: THE FOREST PRESERVE DISTRICT OF DUPAGE COUNTY
GRANTEE: THE CITY OF NAPERVILLE
INSTRUMENT: **MEMORANDUM OF AGREEMENT, RESTRICTIVE COVENANT AND GRANT OF
EASEMENT**
DATE: 09/08/2003
RECORDED: 01/23/2004
REMARKS: SHOWN FOR INFORMATIONAL PURPOSES



PROPERTY INSIGHT, LLC.

A California Limited Liability Company

505 E NORTH AVENUE, CAROL STREAM, IL 60188

TRACT INDEX SEARCH

Order No.: 1404 C558478 SSS

Additional Tax Numbers:

Legal Description:

THAT PART OF BLOCK 7 IN RIVER BEND, A PLANNED UNIT DEVELOPMENT-NAPERVILLE, ILLINOIS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND PART OF THE NORTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 24, 1980 IN PLAT BOOK NUMBER 99, PAGE 49, AS DOCUMENT NUMBER R80-073333, IN DUPAGE COUNTY, ILLINOIS, LYING NORTH OF THE FOLLOWING: RIVER BEND ASSESSMENT PLAT NO. 8 RECORDED OCTOBER 21, 1985 AS DOCUMENT NUMBER R85-090859; RIVER BEND ASSESSMENT PLAT NO. 4 RECORDED DECEMBER 20, 1985 AS DOCUMENT NUMBER R85-111833; RIVER BEND ASSESSMENT PLAT NO. 5 RECORDED DECEMBER 20, 1985 AS DOCUMENT NUMBER R85-111834; RIVER BEND ASSESSMENT PLAT NO. 3 RECORDED MARCH 4, 1986 AS DOCUMENT NUMBER R86-20173; RIVER BEND ASSESSMENT PLAT NO. 9 RECORDED ON SEPTEMBER 12, 1986 AS DOCUMENT NUMBER R86-109825; RIVER BEND ASSESSMENT PLAT NO. 10 RECORDED ON SEPTEMBER 12, 1986 AS DOCUMENT NUMBER R86-109826; RIVER BEND ASSESSMENT PLAT NO. 11 RECORDED ON SEPTEMBER 12, 1986 AS DOCUMENT NUMBER R86-109827; RIVER BEND ASSESSMENT PLAT NO. 12 RECORDED ON SEPTEMBER 12, 1986 AS DOCUMENT NUMBER R86-109828; THE MANOR HOMES OF RIVER BEND CONDOMINIUM, AS DELINEATED ON A SURVEY THAT IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 24, 1987 AS DOCUMENT R87-039826 AND RIVER BEND ASSESSMENT PLAT NO. 22 RECORDED ON SEPTEMBER 21, 1989 AS DOCUMENT NUMBER R89-118092, IN DUPAGE COUNTY, ILLINOIS.

TERMS AND CONDITIONS

Property Insight, a California Limited Liability Company (hereinafter referred to as Property Insight), has prepared this search based on research of its' proprietary indices. Search requests processed by Property Insight are made on behalf and solely for the benefit of the applicant of said search request and shall not be resold or redistributed to third parties. Property Insight has made this search using guidelines as established by Fidelity National Financial.

The Tract Index search is based on a search of Property Insight's geographic indices. Recorded documents, which do not contain a legal description or a permanent index number, including deeds or mortgages, are not posted to said indices and will not be disclosed by this search. Requests based on a common street address will be reconciled with legal description and permanent index information as they appear on recorded deeds and mortgages only. Property Insight may not be able to process search requests based on common street address only. Property Insight reserves the right to not process a search request based on its' complexity.

The Judgment and Miscellaneous search is based on a search of Property Insight's name indices. The spelling of the names searched will be as furnished by applicant of said search or as disclosed on a Tract Index search if requested. If a Tract Index search is requested in conjunction with the Judgment and Miscellaneous search, only the name of the grantee(s) contained in the last deed of conveyance will be searched if a specific name to be searched is not furnished. This search does not show Judgments unless a transcript, certified copy, or memorandum of the judgment has been filed in the Recorder of deeds office in the county that the search request has been made. No search has been made of the index in the District Office of the Internal Revenue Service. Only those matters filed in the office in the county that the search request has been made will be disclosed.

The Real Estate Tax and Zoning Searches are based on a search of the county tax records or information obtained from the county tax records and compiled by Property Insight. Information provided is based on the availability of said information from the various county governments.

In addition to the standard search products, Property Insight offers other Special Search services available upon request. These requests will be considered based on the feasibility of said request and terms agreed upon between applicant and Property Insight prior to the commencement of said special search request.

This search is not a Title Insurance Policy, Guarentee, or Opinion of Title and should not be relied upon as such. Property Insight does not analyze instruments for legal sufficiency. Instruments are posted to the tract or name indices and reported by searchers based on the characterization of the instrument by its' preparer.

All search products are uninsured and offer no liability coverage or errors and omissions coverage.

Search fees shall be payable within 30 days upon receipt of search products. Search requests will not be processed if fees for previous search products are unpaid and delinquent.



PROPERTY INSIGHT

1007 E. COOLEY DRIVE, COLTON, CA 92324

(800) 339-9356

FAX: (909) 872-6493

0000099 - 175
CHUCK BUCKMAN - RIVER BEND ASSOC.
PROPERTY INSIGHT
COUNTER SALES
CAROL STREAM, ILLINOIS 60188

ORIGINAL INVOICE: 10/03/08

INVOICE AS OF: 10/03/08

INVOICE NUMBER: C558478

YOUR REFERENCE: C BUCKMAN - RIVER BEND - RIVER WALK

CODE	DESCRIPTION	AMOUNT
200	OWNERSHIP SEARCH	225.00
	BALANCE DUE:	<hr/> \$225.00

P A I D
1136 JMM

THANKS FOR DOING BUSINESS WITH PROPERTY INSIGHT
CAROL STREAM ILLINOIS

PLEASE MAKE YOUR CHECK PAYABLE AND REMIT TO

PROPERTY INSIGHT
ACCOUNTS RECEIVABLE
1007 EAST COOLEY DRIVE
COLTON, CA 92324

R83- 00706

1983 JAN -5 AM 11:00

George A. Ruppel

83-00706

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:
Blocks 1, 3, 4, 5 and 7 in River Bend, a Planned Unit Development-
Naperville, Illinois, being a Subdivision of part of the Southwest quarter
of Section 13, and part of the Northwest quarter of Section 24, all in
Township 38 North, Range 9 East of the Third Principal Meridian, as per
plat recorded November 24, 1980 in Plat Book No. 99, Page 149 as document
No. R80-73333 in DuPage County, Illinois.

Except,

That part of Block 1 lying West of a line described as follows: Beginning
at a point in the South line of Block 1 aforesaid 79.0 feet North 81
Degrees 48 Minutes 00 Seconds East from the Southwest corner thereof;
thence North 8 Degrees 12 Minutes 00 Seconds West at right angles to said
South line 70.0 feet; thence South 81 Degrees 48 Minutes 00 Seconds West
3.50 feet; thence North 8 Degrees 12 Minutes 00 Seconds West 116.34 feet
more or less to a point in the North line of Block 1 aforesaid 51.96 feet
North 85 Degrees 50 Minutes 00 Seconds East of the Northwest corner
thereof.

Except,

That part of Block 7 described as beginning at the Southwest corner of
Block 7 (being the Northeast corner of the intersection of Aurora Avenue
and Village Green Road); thence North along a West line of Block 7
aforesaid 110.20 feet to a Northwest corner of Block 7; thence East along a
North line of Block 7 aforesaid 77.0 feet; thence South at right angles
thereto 110.20 feet to the most Southerly South line of Block 7 aforesaid;
thence West along said South line 77.0 feet to the point of beginning.

and Except,

That part of block 7 described as follows: Beginning at the intersection
of the North line of River Bend Road and the Easterly line of Dockside
Court; thence North along said Easterly line of Dockside Court, being an
arc of a circle convex Southeasterly and having a radius of 370.87 feet for
a distance of 41.64 feet to a point of tangency; thence North 10 Degrees 30
Minutes 00 Seconds East along said Easterly line 3.54 feet to a point of

JAN 05 1983

DEED IN TRUST

Form 191 Rev. 11-71

The above space for recorder's use only

83-00706

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, DONNA K. MORAN of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Assign unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of December 1982, and known as Trust Number 56597 the following described real estate in the County of DuPage and State of Illinois, XXXXX

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

This instrument prepared by Dennis Black Goldberg, Kohn 55 E. Monroe, Suite 3150 Chicago, Ill 60603

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, Trustee under the provisions of a certain Trust Agreement, dated the 20th day of December 1982, and known as Trust Number 56597

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee to execute, manage, protect and defend said real estate or any part thereof, to defend, purchase, sell, lease or otherwise dispose of said real estate, and to execute all necessary instruments to carry out the purposes of this deed...

In no case shall any party dealing with said Trustee, or any Successor in Trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any Successor in Trust, be obliged to see to the application of any purchase money, sale or money borrowed or advanced on said real estate, or be obliged to see that the terms of this deed have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement, and every deed, lease, mortgage, or other instrument executed by said Trustee, or any Successor in Trust, in relation to said real estate shall be conclusive evidence in favor of every person claiming the Register of Title of said county, pending upon or claiming under any such conveyance, lease or other instrument...

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its Successor or Successors in Trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the Trust beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably constituted for such purposes, or, at the direction of the Trustee, in its own name, as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only insofar as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof. All terms and conditions whatsoever and whatever shall be attached with notice of this condition from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, profits and dividends arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any life or interest, legal or equitable, in or to said real estate as such, but only an interest, in earnings, profits and proceeds thereof as aforesaid, the intention hereof being to keep in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and in all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution of judgments.

In Witness Whereof, the grantor, aforesaid, has hereunto set her hand and seal this 30th day of December 1982. Donna K. Moran (SEAL)

STATE OF ILLINOIS, I, Steven H. Blumenthal, a Notary Public in and for said County of COOK, County, in the State aforesaid, do hereby certify that Donna K. Moran

personally known to me to be the same person whose name is she subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. notarial 30th day of December 1982

GIVEN under my hand and seal this 17/12/83 day of December 1982. Notary Public

My commission expires 17/12/83

83-00706

83-00706

curvature; thence Northeasterly along said Easterly line being an arc of a circle convex Northwesterly and having a radius of 10.0 feet for a distance of 18.08 feet; thence North 24 Degrees 05 Minutes 39 Seconds East along said Easterly line 30.00 feet; thence South 87 Degrees 36 Minutes 32 Seconds East 42.08 feet; thence North 26 Degrees 38 Minutes 45 Seconds East 49.18 feet; thence South 64 Degrees 44 Minutes 10 Seconds East 44.67 feet; thence South 26 Degrees 36 Minutes 45 Seconds West 60.00 feet; thence South 7 Degrees 41 Minutes 15 Seconds West 88.95 feet to the Northerly line of River Bend Road; thence Northwesterly along said Northerly line of River Bend Road being an arc of a circle convex Northeasterly and having a radius of 258.00 feet for a distance of 66.33 feet to a point of tangency; thence North 73 Degrees 04 Minutes 00 Seconds West 44.00 feet to the point of beginning, in DuPage County, Illinois.

PARCEL 2:

Units 496A, 496B, in Village Green Condominiums as delineated on a survey of certain Blocks in River Bend, a Planned Unit Development-Naperville, Illinois, being a Subdivision of part of the Southwest quarter of Section 13, and part of the Northwest quarter of Section 24, all in Township 38 North, Range 9 East of the Third Principal Meridian, as per plat recorded November 24, 1980 in Plat Book No. 99, Page 149, as document R80-73333 in DuPage County, Illinois; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded December 11, 1981 as document R81-65191; together with its undivided percentage interest in the common elements.

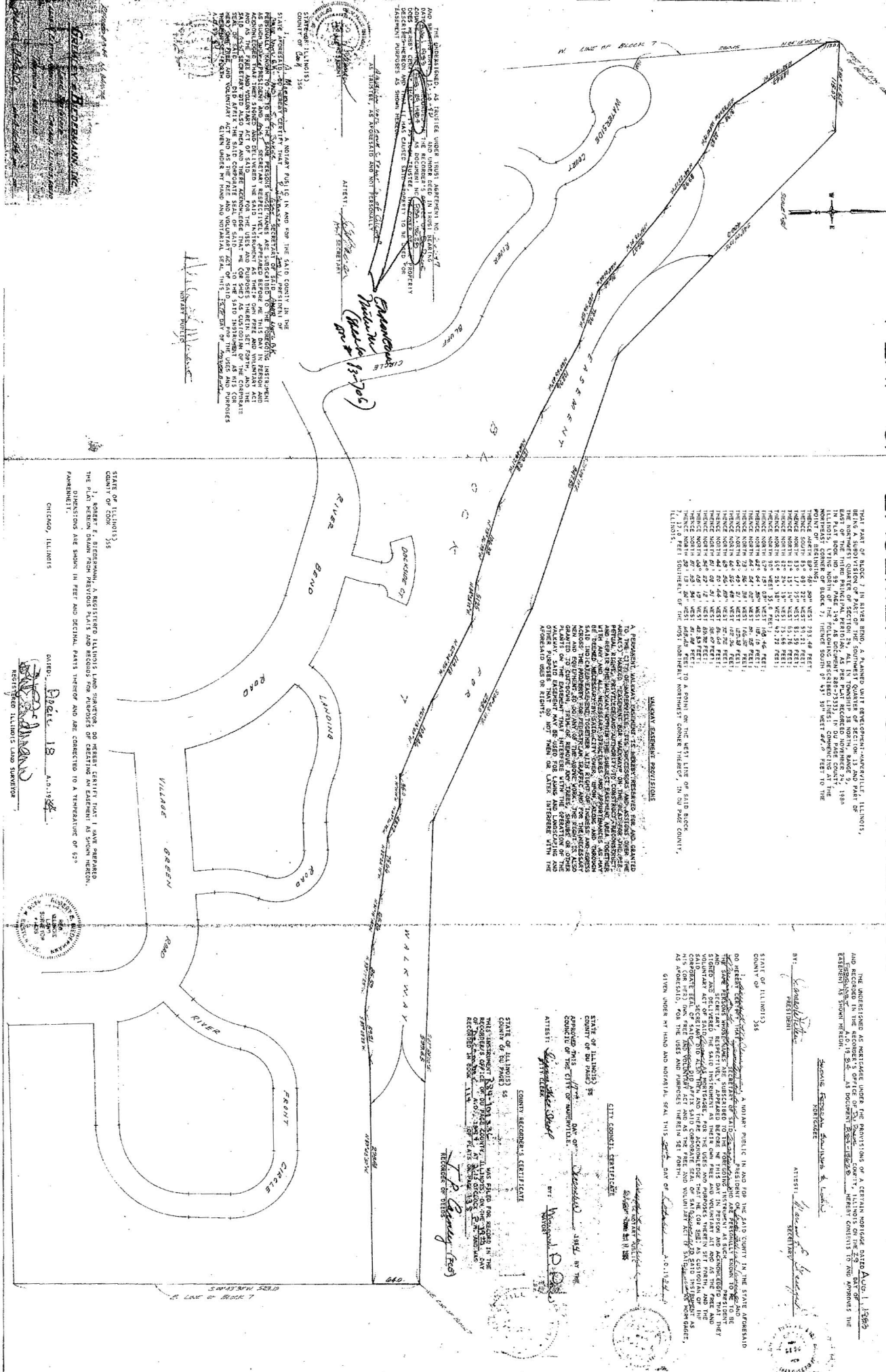
PARCEL 3:

The exclusive right to the use of Basement Area and/or Parking Space a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as document R81-65191.

JAN 05 1983

R83-00706

PLAT OF EASEMENT FOR WALKWAY



THE UNDERSIGNED AS MENTIONED UNDER THE PROVISIONS OF A CERTAIN CERTAIN ORDINANCE, CHICAGO, ILLINOIS, 1933, AND AS MENTIONED UNDER THE PROVISIONS OF A CERTAIN CERTAIN ORDINANCE, CHICAGO, ILLINOIS, 1933, HEREBY CONSENTS TO AND APPROVES THE EASEMENT AS SHOWN HEREON.

Special Executive Committee of the City of Chicago

BY: *Carroll White*
 SECRETARY

ATTEST: *Harold G. ...*
 EXECUTIVE SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF DU PAGE
 I, *Carroll White*, Mayor of the City of Chicago, do hereby certify that the foregoing is a true and correct copy of the resolution of the City Council of the City of Chicago, passed and adopted on the 18th day of August, 1933, in and to the effect and to the tenor hereof.

ATTEST: *Carroll White*
 Mayor

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF DU PAGE
 I, *Carroll White*, County Recorder of Du Page County, Illinois, do hereby certify that the foregoing is a true and correct copy of the resolution of the City Council of the City of Chicago, passed and adopted on the 18th day of August, 1933, in and to the effect and to the tenor hereof.

ATTEST: *Carroll White*
 County Recorder

STATE OF ILLINOIS
 COUNTY OF COOK
 I, *Robert F. Biederman*, a Registered Illinois Land Surveyor, do hereby certify that I have prepared the plat herein shown from previous plats and records for purposes of creating an easement as shown hereon. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 63° FAHRENHEIT.

DATED: *August 18, A.D. 1933*

Robert F. Biederman
 REGISTERED ILLINOIS LAND SURVEYOR

THE UNDERSIGNED, AS MENTIONED UNDER THE PROVISIONS OF A CERTAIN CERTAIN ORDINANCE, CHICAGO, ILLINOIS, 1933, AND AS MENTIONED UNDER THE PROVISIONS OF A CERTAIN CERTAIN ORDINANCE, CHICAGO, ILLINOIS, 1933, HEREBY CONSENTS TO AND APPROVES THE EASEMENT AS SHOWN HEREON.

Special Executive Committee of the City of Chicago

BY: *Carroll White*
 SECRETARY

ATTEST: *Harold G. ...*
 EXECUTIVE SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF DU PAGE
 I, *Carroll White*, Mayor of the City of Chicago, do hereby certify that the foregoing is a true and correct copy of the resolution of the City Council of the City of Chicago, passed and adopted on the 18th day of August, 1933, in and to the effect and to the tenor hereof.

ATTEST: *Carroll White*
 Mayor

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF DU PAGE
 I, *Carroll White*, County Recorder of Du Page County, Illinois, do hereby certify that the foregoing is a true and correct copy of the resolution of the City Council of the City of Chicago, passed and adopted on the 18th day of August, 1933, in and to the effect and to the tenor hereof.

ATTEST: *Carroll White*
 County Recorder