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0001019636

Trustee's Deed

THIS INDENTURE made this 4th day of December, 2000, between OLD KENT BANK, as successor to GRAND PREMIER TRUST AND INVESTMENT, INC., N.A., Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 26th day of December, 1995, and known as Trust #6951184, party of the first part, and Flavio Cardoso, individually, party of the second part.

Grantee's Address: MOT642-4, P.O. Box 801, Mendham, NJ 07945

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

PROPERTY ADDRESS: 1039 West Bogey Lane, Unit 40, Palatine, IL 60067
PIN #: 02-28-400-078-0000 and 02-28-400-087-0000

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Land Trust Officer and attested by its Authorized Signer, the day and year first above written.

OLD KENT BANK, as Trustee as Aforesaid

By Patricia Hussey
Land Trust Officer

Attest:

By: KA Hake
Authorized Signer

MTI 00-001173 1/a

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State of Illinois)
) ss.
County of Stephenson)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Patricia Huisinga, Land Trust Officer and Kam Stake, Authorized Signer of said Trust Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer and Authorized Signer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Trust Company, for the uses and purposes therein set forth.


Given under my hand and Notarial Seal this 4th day of December, 2000.


Charlotte Jordan

Notary Public



Prepared by: Old Kent Bank, P.O. Box 660, Freeport, Illinois 61032
Mail Recorded Deed to: Flavio Cardoso, 1039 W. Bogey Lane, Palatine, IL 60067
Mail Property Taxes to: Flavio Cardoso, 1039 W. Bogey Lane, Palatine, IL 60067

STATE TAX  DEC. 28.00 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000022286	REAL ESTATE TRANSFER TAX
		0031350
		FP326660

COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX  DEC. 28.00 REVENUE STAMP	# 000044198	REAL ESTATE TRANSFER TAX
		0015675
		FP326670

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LEGAL DESCRIPTION
ATTACHED TO TRUSTEE'S DEED
DATED DECEMBER 4, 2000

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THAT PART OF BLOCK 57 IN WEST PEREGRINE LAKE ESTATES, AS RECORDED JUNE 24, 1998 AS DOCUMENT NO. 98540600, BEING A RESUBDIVISION OF LOT 2 OF BERENZ'S SUBDIVISION, OF PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 57, THENCE S-14-00-11-E ALONG THE EAST LINE OF SAID BLOCK 57 A DISTANCE OF 105.81 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 57, THENCE S-72-54-21-W ALONG THE SOUTH LINE OF SAID BLOCK 57 A DISTANCE OF 51.69 FEET TO A BEND POINT, THENCE S-86-35-06W ALONG SAID SOUTH LINE A DISTANCE OF 33.74 FEET TO A POINT OF BEGINNING, THENCE CONTINUING S-86-35-06-W ALONG SAID SOUTH LINE A DISTANCE OF 31.97 FEET, THENCE N-04-48-14-W A DISTANCE OF 108.28 FEET TO A POINT ON THE NORTH LINE OF SAID BLOCK 57, THENCE N-83-00-05-E ALONG SAID NORTH LINE A DISTANCE OF 31.98 FEET, THENCE S-04-48-14-E A DISTANCE OF 110.28 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not yet due; covenants, conditions and restrictions of record, including the Declaration of Covenants, conditions and restrictions, as amended from time to time; utility easements of record; zoning and building laws and ordinances; party walls; roads and highways, if any; and acts due or suffered by Buyer.

AND FURTHER SUBJECT TO: Declaration of covenants, conditions, restrictions, and easement by Grantor, executed the 15th day of April A.D., 1998, and recorded in the Office of the Recorder of Cook County, Illinois, as document 98552078, and as amended by Document 08080353, which is incorporated herein by reference thereto. Grantor grants the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easement appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and the right of the grantor to grant said easement in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Party of the first part also hereby grants to party of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights of easement for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.