

UNOFFICIAL COPY

00138594

1540/0150 38 001 Page 1 of 2
2000-02-25 13:58:34
Cook County Recorder 23.50

TRUSTEE'S DEED



00138594

FIRST AMERICAN TITLE
C19855

THIS INDENTURE, dated 2-15-00 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a certain Trust Agreement dated 3-3-98

known as Trust Number 123897-06 party of the first part, and

(Reserved for Recorders Use Only)

WILLIAM J. KOZLOWSKI AND KATHLEEN M. KOZLOWSKI, HUSBAND AND WIFE, ~~NOT~~ AS JOINT TENANTS OR TENANTS IN COMMON, ~~AS TENANTS BY THE ENTIRETY~~. 1210 E. WAVERLY PLACE, ARLINGTON HTS., IL 60004

party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby convey and QUIT-CLAIM unto said party/parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 1800 DEWES CT., GLENVIEW IL 60025, UNIT 310

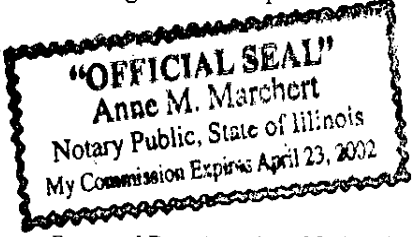
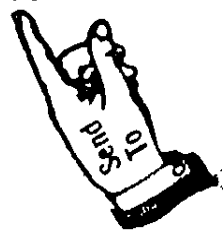
Property Index Number 04 35 304 014 & 04 35 304 015

together with the tenements and appurtenances thereunto belong ng.

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its officers, the day and year first above written.



AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally,

By: David S. Rosenfeld
DAVID S. ROSENFELD, ASST. VICE PRES.

Prepared By: American National Bank and Trust Company of Chicago

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) DAVID S. ROSENFELD an officer of American National Bank and Trust Company of Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.
GIVEN under my hand and seal, dated February 15, 2000.

Anne M. Marchert
NOTARY PUBLIC

MAIL TO:

UNIT 310 AND PARKING SPACES 28 AND 29 IN DEWES COURT CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN BLOCK 1 OF DEWES ADDITION TO OAK GLEN SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 27, 2000 AS DOCUMENT 00071267 IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS AS THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION ARE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to the following provided they do not interfere with Purchaser's use and enjoyment of the property as a residence;

- (a) current general real estate taxes, taxes for subsequent years and special taxes or assessments;
- (b) the Act;
- (c) the Declaration;
- (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record;
- (e) encroachments onto the Property, if any;
- (f) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (g) covenants, conditions, agreements, building lines and restrictions of record as of the Closing Date;
- (h) easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration or amendments thereto and any easements provided therefor, and provided said easements are insured by the title insurance company;
- (i) rights of the public, the local municipality and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Property,
- (j) roads or highways, if any;
- (k) Purchaser's mortgage, if any;
- (l) liens, encroachments and other matters over which "Title Company" (hereinafter defined) is willing to insure at Seller's expense; and
- (m) liens or encumbrances of a definite or ascertainable amount which may be removed at the time of Closing by payment of money at the time of Closing.

0 2 9 6 2 7

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 FEB 25 '00
 DEPT. OF REVENUE
 227.50

0 1 3 7 3 7

Cook County
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP FEB 25 '00
 p.d. 10847
 113.75