

UNOFFICIAL COPY

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4413/0160 26 001 Page 1 of 3  
2003-01-09 15:45:03  
Cook County Recorder 28.50

TRUSTEE'S DEED

Statutory (Illinois)

MAIL TO:

20204468 1/2  
Arthur Wenzel  
Attorney At Law  
1111 Plaza Drive Suite 405  
Schaumburg, IL 60173



NAME & ADDRESS OF TAXPAYER:

Michael Homan  
1653 River Street #404  
Des Plaines, IL 60016

THE GRANTOR, **BARBARA JEAN NICHOLS**, as trustee, of the Barbara Jean Nichols Trust dated January 6, 1999, 1653 River Street #404, of the City of Des Plaines, County of Cook, State of Illinois. for and in consideration of TEN (\$10.00) DOLLARS, receipt of which is acknowledged and in pursuance of the power and authority vested in the Grantor as Trustee and of every other power and authority enabling the Grantor does CONVEY AND WARRANT to **MICHAEL HOMAN**, of 4640 Whitewall Lane, Algonquin, Illinois 60102, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

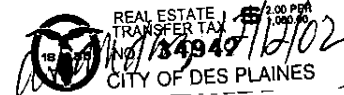
SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: general real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; covenants; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied for the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium.

Permanent Index Number: 09-16-303-029-1016

Property Address: 1653 River Street #404 Des Plaines, Illinois 60016

DATED this 12<sup>TH</sup> day of December, 2002.



BURNET TITLE L.L.C.  
2700 South River Road  
Des Plaines, IL 60018

*Barbara Jean Nichols*  
**BARBARA JEAN NICHOLS**, as trustee,  
of the Barbara Jean Nichols Trust  
dated January 6, 1999

# UNOFFICIAL COPY

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State of Illinois )  
County of Cook )

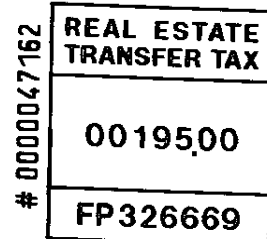
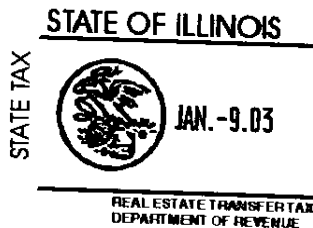
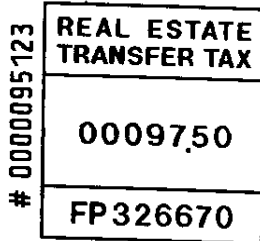
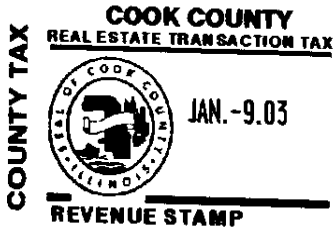
I, the undersigned, a notary public in and for said County and State do hereby certify that **BARBARA JEAN NICHOLS**, as trustee, of the Barbara Jean Nichols Trust dated January 6, 1999, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as trustee as therein mentioned she signed, sealed and delivered the instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and notarial seal, this 12<sup>th</sup> day of December, 2002.



*Karen A. Lamont*  
\_\_\_\_\_  
Notary Public

Name and Address of Preparer: Karen A. Lamont  
1824 W. Stewart Avenue  
Park Ridge, IL 60068



LEGAL DESCRIPTION 20204468

UNIT 404 IN RIVER STREET CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY ON THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL 1: LOTS 1 TRU 7 IN BLOCK 3 IN JOHN ALLES JR.'S SUBDIVISION OF LOTS 1 TO 6 IN TOWN OF RAND IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS 1 TO 7 LYING EASTERLY OF THE WESTERLY LINE OF LOT 7 EXTENDED SOUTHERLY IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE FIRST NATIONAL BANK OF DESPLAINES, AS TRUSTEE UNDE TRUST AGREEMENT DATED AUGUST 12, 1986 AND KNOWN AS TRUST NUMBER 17491749 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 20, 1991 AS DOCUMENT NUMBER 91610006, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDMENTS TO SAID DECLARATION, AS SAME ARE FILED OF RECORD PURSUIT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

PARCEL 2: THAT PART OF LOTS 1 THROUGH 6, INCLUSIVE IN TOWN OF RAND, A SUBDIVISION IN SECTION 16, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF AND ADJOINING BLOCK 3 OF JOHN ALLES JR.'S SUBDIVISION, TOWNSHIP AND RANGE AFOREAID, AND WHICH LIES SOUTH OF THE SOUTH LINE OF RIVER STREET EXTENDED EAST AND WHICH LIES NORTH OF THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF AND AJOINING SAID BLOCK 3 AND SAID LINE EXTENDED EAST, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G11 AND STORAGE SPACE S22.