

UNOFFICIAL COPY



Doc#: 0425204038
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/08/2004 09:37 AM Pg: 1 of 3

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1920
CHICAGO, IL 60602

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

This space for Recorder's use.

2876

\$176.50

TRUSTEE'S DEED

30X

THIS INDENTURE, made this 23rd day of August, 2004, between VILLA PARK TRUST & SAVINGS BANK, an Illinois Banking Corporation, being now the Trustee under a certain trust agreement known on its records as Trust No. 2472 the title to the below described promises having been heretofore conveyed to the Villa Park Trust & Savings Bank, as Trustee, party of the first part, and Katherine O'Brien, 116 Stratford, Arlington Heights, Illinois

of _____, part Y of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN dollars, and other good and valuable consideration in hand paid, does hereby convey unto said part Y of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

****SEE ATTACHED LEGAL DESCRIPTION****

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said part Y of the second part, and to the proper use, benefit and behalf forever of said part Y of the second part, as _____.

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 conveying above described premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

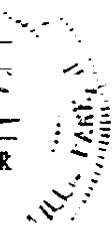
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its E. Vice President and attested by its A. Corp Secretary or Cashier, the day and year first above written.

VILLA PARK TRUST & SAVINGS BANK
As Trustee as aforesaid

By: Margaret H. Topel
Margaret H. Topel, Executive Vice President

Attest: Michele A. Kristoffersen
Michele A. Kristoffersen, Asst. Corp. Secretary or Cashier

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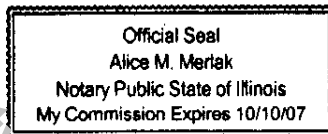
STATE OF ILLINOIS }

SS

COUNTY OF DUPAGE }

I, Alice M. Merlak, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Margaret H. Topel, E.V. President and Michele Kristoffersen, AC Secretary of ~~Cashier~~ of said Villa Park Trust & Savings Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such E. Vice President and A. Corp Secretary of ~~Cashier~~ respectively, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said A. Corp. Secretary of ~~Cashier~~ did also then and there acknowledge, that she, as custodian for the corporate seal of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24th day of August, 2004



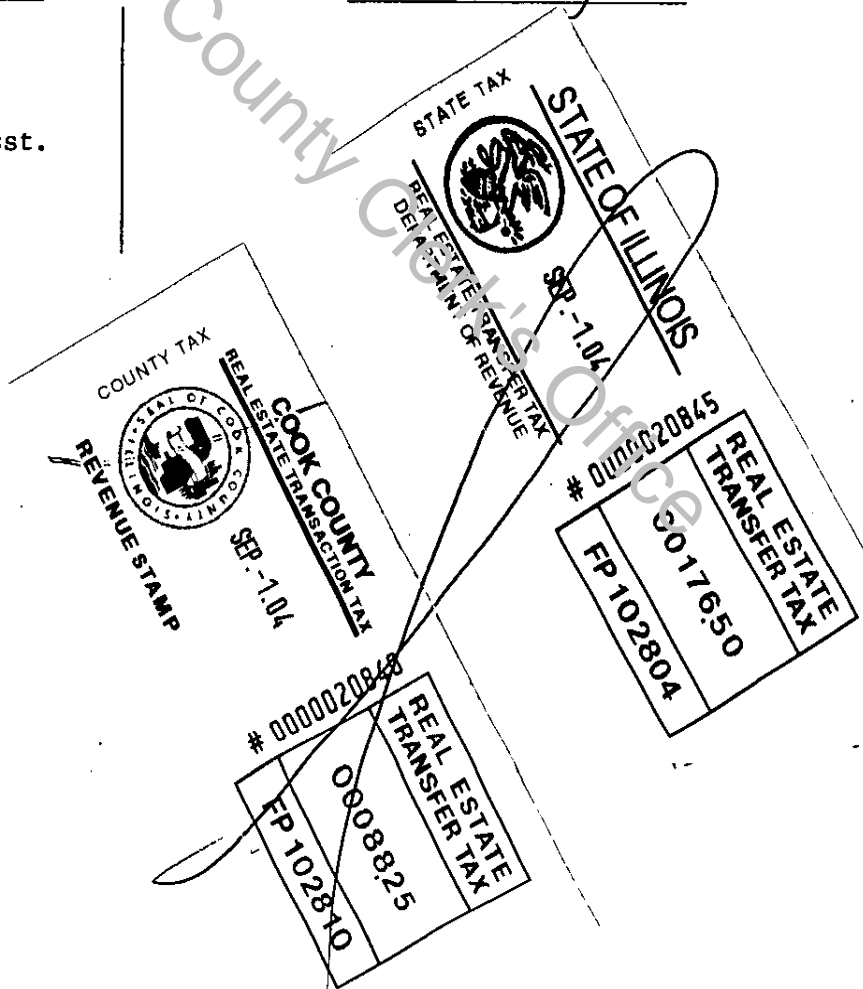
Alice M. Merlak
Notary Public

Address of 298 Maplewood Court
Property #D-1
Described Schaumburg Illinois
Above

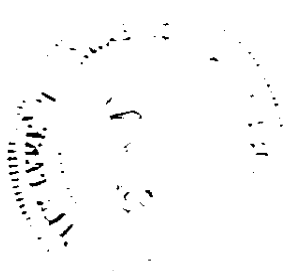
Mail KATHERINE O'BRIEN
Deed 298 Maplewood Ct D-1
To Schaumburg IL 60193

This instrument prepared by:
Villa Park Trust & Savings Bank
Name Victoria Johnson, Trust Asst.

Address: 10 South Villa Avenue
City & State: Villa Park Illinois



VPB 04/17/03



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LEGAL DESCRIPTION

Parcel 1: UNIT NUMBER 2-1-58-R-D-1 IN LEXINGTON GREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF PARCEL OF LAND BEING A PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, AND THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS "DEVELOPMENT PARCEL"): WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK IN CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1974 AND KNOWN AS TRUST NUMBER 20534 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22925344 AND AS SET FORTH IN THE AMENDMENTS THERETO, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS

APPURTENANT TO SAID UNITS AS SET FORTH IN SAID DECLARATION IN ACCORDANCE WITH AMENDED DECLARATIONS, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

Parcel 2: A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT NUMBER G-2-1-58-R-D-1, AS DELINEATED ON SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 22925344 AND AS SET FORTH IN AMENDMENTS THERETO RECORDED AS DOCUMENTS NUMBERED 22937531, 22939426, 22969592, 23056564, 23129157, 23188446, 23244162, 23317082, 23349297, 23418882, 23483798, 23524819, 23548026, 23587318, 23640380, 23671415, 23713544 AND 23776572, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions, restrictions of record, building lines and easements if any, so long as they do not interfere with Purchasers use and enjoyment of the property.

PIN: 07-24-303-017-1167

COMMONLY KNOWN AS: 298 MAPLEWOOD COURT #D-1
SCHAUMBURG ILLINOIS 60193