

# UNOFFICIAL COPY



0429720097

Doc#: 0429720097  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/25/2004 10:05 AM Pg: 1 of 3

TRUSTEE'S DEED

1385555/13

Above space for revenue stamps only

Above space for recorder's use

THIS INDENTURE, made this 1<sup>st</sup> day of October 2004, between FIRST NATIONS BANK F/K/A First National Bank of Wheaton, Illinois, An Illinois Banking Association duly organized and existing under the Illinois Banking Laws, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 15th day of September, 2000, and known as Trust No. 1329 party of the first part, and Valerie L. Vivian parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (10.00) TEN dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, Valerie L. Vivian, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Exhibit "A"

\* GRANTEE'S ADDRESS:  
201 E. TREMAINE AVENUE  
GILBERT, AZ 85234

02-24-105-023-1104 ✓  
945 E Kenilworth Ave, #418 Palatine IL. 60074 ✓

ATGF, INC

Together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto parties of the second part, Valerie L. Vivian, 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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/ or mortgages upon said real estate, if any, or record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building liens; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

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FIRST NATIONAL BANK as Trustee as aforesaid

By [Signature] TRUST OFFICER

Attest [Signature] A.T.O. TRUST OFFICER

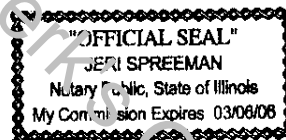
STATE OF ILLINOIS )  
 )  
 ) ss.  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT MELISSA SMITH, Senior Vice President, and Jodi Spreeman, Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President and Assistant Trust Officer 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 Senior Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

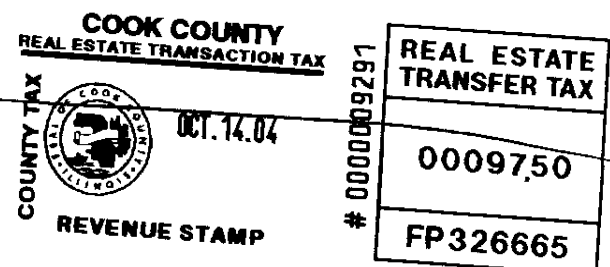
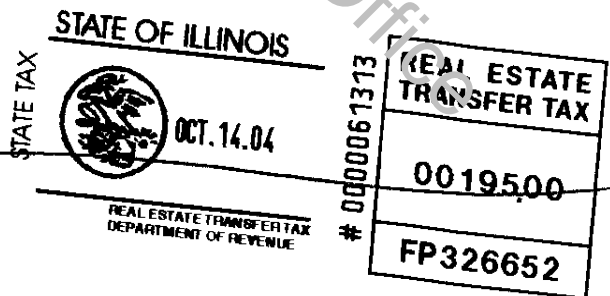
Given under my hand and Notarial Seal this 17 day of Sept, 2004  
[Signature]  
Notary Public

DELIVER TO:

VINCENT F. GIULIANO  
ATTORNEY AT LAW  
SUITE 300  
7222 WEST CERMAK ROAD  
NORTH RIVERSIDE, ILLINOIS 60546



MAIL TAX BILLS TO:  
VALERIE L. VIVIAN  
UNIT #418  
945 KENILWORTH  
PALATINE, IL 60067



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Parcel One: Unit Number 418 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel "): Lots 6 and 7 taken as a tract, except corner of said Lot 6; thence North 1 degrees 57 minutes 45 seconds East along the East line of Lot 6 for a distance of 10 feet for a point of beginning; thence South 75 degrees 00 minutes West for 145.00 feet; thence North 56 degrees 00 minutes West for 100.0 feet; thence South 65 degrees 20 minutes 03 seconds west for 68.00 feet to the Southwest corner of said Lot 6, also, excepting therefrom that part thereof lying within the ingress and egress easement as shown on the plat of Willow Creek Apartment Addition (being a Resubdivision of part of Willow Creek, a Subdivision of part of Section 24, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on December 28, 1970 as Document LR 2536651, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by the 111 East Chestnut Corporation, a Corporation of Illinois, registered in the Office of the Registrar of Cook County, Illinois as Document No. LR2702050 together with an undivided 1.05284 percent interest in said parcel (excepting from said parcel all the property and space comprising all the units as defined and set forth in said declaration and survey) in Cook County, Illinois

ALSO

Parcel Two: Easements for the benefit of Parcel One as follows: (A) Easement for ingress and egress as shown on the plat of Willow Creek Apartment Addition filed December 28, 1970 as Document LR 2536651, (B) Reciprocal Easement for ingress and egress as created by the Declaration of Easements dated June 25, 1973 and filed July 3, 1973 as Document No. LR 2702046, all in Cook County, Illinois.

Property of Cook County Clerk's Office