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082 CTAT
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MAIL TO:
MICHAEL J. COZZI, P.C.
215 N. ARLINGTON HHS.
RD., SU. 100
ARLINGTON HEIGHTS, IL
60004



Doc#: 0505533177
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/24/2005 01:31 PM Pg: 1 of 4

THIS INDENTURE MADE this 15th day of February, 2005 between **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a Trust Agreement dated the 12th day of October, 2004, and known as Trust Number 18501, party of the first part and William L. RUEFFER JR.

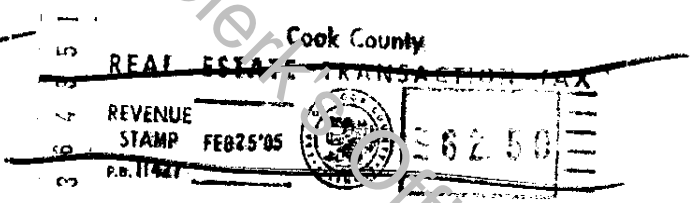
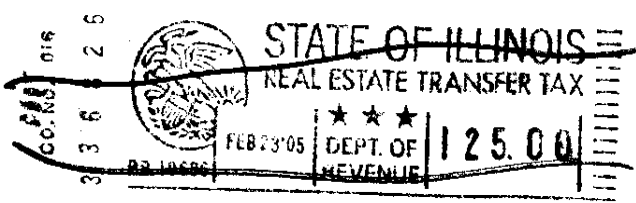
whose address is 324 Straford Pl Bloomington, IL 60108 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration 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:

See Attached Legal Description

PIN: 02-12-200-009-0000

Common Address: 1348 Geneva Drive #3B, Palatine, IL 60074



together with the tenements and appurtenances thereunto belonging.

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 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 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 SRVP&SRT0 and attested by its ATO the day and year first above written.

STANDARD BANK AND TRUST COMPANY

As Trustee as aforesaid:

Attest: Donna Diviero
Donna Diviero, ATO

By: Thomas G. Clifford
Thomas G. Clifford, SRVP & SRT0

BOX 334 CTI

4K4

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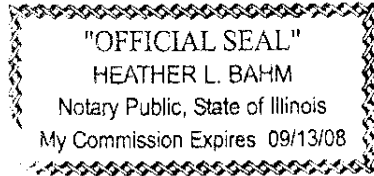
STATE OF ILLINOIS COUNTY OF COOK }

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Thomas G. Clifford of the **STANDARD BANK AND TRUST COMPANY** and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such SRVP&SRTO and ATO, respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said ATO did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 15th day of February, 2005.

Heather L. Bahm

 NOTARY PUBLIC



PREPARED BY:
 Standard Bank & Trust Co.
 7800 W. 95th St.
 Hickory Hills, IL 60457

TRUSTEE'S DEED



STANDARD BANK AND TRUST CO.
 7800 West 95th Street, Hickory Hills, IL 60457

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LEGAL DESCRIPTION

Building 5 Unit 1348-3B in Windsor Court Condominium, as delineated on a Plat of survey described as follows:

The East 5 acres of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 42 North, Range 10 East of the Third Principal Meridian lying North of the Centerline of Rand Road (also as U.S. Route 12) in Cook County, Illinois.

Which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium recorded January 31, 2005 as Document 0503119002 together with its undivided percentage interest in the common elements.

PIN: 02-12-200-009-0000

Common Address: 1348 Geneva Drive #3B, Palatine, IL 60074



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EXHIBIT "B"

THE TENANT OF UNIT 3B WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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