

UNOFFICIAL COPY

08184901

0702/0126 30 001 Page 1 of 4
1998-12-30 10:13:59
Cook County Recorder 27.00

TRUSTEE'S DEED

THIS INDENTURE, dated October 21, 1998

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 July 7, 1992

known as Trust Number 115743-08 party of the first part, and

(Reserved for Recorders Use Only)



Maria Bulman and Kevin Bulman, as joint tenants with the rights of survivorship 903 S. Chimney Rock, Inverness, IL 60067

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 619 Breakers Point, Schaumburg, IL

Property Index Number 07-23-103-010-1009

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 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: [Signature]
ANTHONY A. DIMONTE, TRUST OFFICER

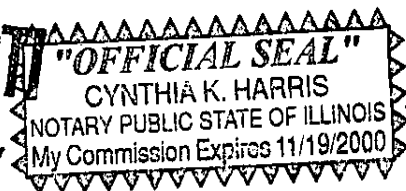
Prepared By: American National Bank and Trust Company of Chicago

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) ANTHONY A. DiMONTE 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 December 14, 1998.

[Signature]
NOTARY PUBLIC

MAIL TO: Maria Bulman
903 S. Chimney
Inverness, IL 60067

BOX 333-CT



10f-2
7784 398

3/18

UNOFFICIAL COPY

08184901

EXHIBIT B

ATTACHED TO AND MADE PART OF THAT CERTAIN TRUST AGREEMENT WITH
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO,
DATED THE 7TH DAY OF JULY, 1992 AND KNOWN AS TRUST NO. 115743-08

In the event of the death of MARIA LYKOS, all of her right, title and interest to her parents, GUS LYKOS AND CATHERINE LYKOS, as joint tenants and not as tenants in common, with full right of survivorship; provided, however, that MARIA LYKOS during her lifetime shall have the unqualified right to amend, revoke or terminate this trust agreement and to sell, assign, pledge, transfer, change or otherwise dispose of all or any part of the beneficial interest under this trust, or all or any part of the trust property, including the right to cause the trust to be conveyed to others by means of sale, mortgage, lease or other disposition, and receive, use and consume the proceeds therefrom; and she may also amend, alter or revoke, from time to time, any provisions for successors in interest in the event of her death.

Exempt under provisions of Paragraph E,

Section 4, Real Estate Transfer Tax Act.

1228-98 Max P. P. P.
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION:

08184901

ITEM 1:

UNIT 32C AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON THE 1ST DAY OF JULY 1974, AS DOCUMENT NUMBER 2760814.

ITEM 2:

AN UNDIVIDED 1.514% INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: LOT SEVEN (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: -BEGINNING AT THE NORTHEAST CORNER OF LOT 7 AFORESAID; THENCE SOUTH 86 DEGREES 49 MINUTES 38 SECONDS WEST ALONG THE NORTH LINE OF LOT 7 AFORESAID 813.91 FEET TO A POINT 480.00 FEET NORTH 86 DEGREES 49 MINUTES 38 SECONDS EAST FROM THE NORTHWEST CORNER THEREOF, THENCE SOUTH 03 DEGREES 10 MINUTES 22 SECONDS EAST AT RIGHT ANGLES THERETO 120.00 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 38 SECONDS EAST 35.00 FEET; THENCE SOUTH 25 DEGREES 00 MINUTES 00 SECONDS EAST 115.64 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 7 AFORESAID; THENCE EASTERLY ALONG SAID SOUTHERLY LINE BEING AN ARC OF A CIRCLE CONVEX NORTHERLY AND HAVING A RADIUS OF 365.0 FEET FOR A DISTANCE OF 248.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79 DEGREES 00 MINUTES EAST ALONG SAID SOUTHERLY LINE 33.24 FEET TO A POINT OF A CURVE, THENCE SOUTHEASTERLY ALONG SAID CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 665.00 FEET FOR A DISTANCE OF 162.84 FEET TO A POINT OF TANGENCY; THENCE SOUTH 64 DEGREES 58 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY LINE OF LOT 7 FOR A DISTANCE OF 40.62 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG SAID CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 174.66 FEET FOR A DISTANCE OF 39.48 FEET TO A CORNER OF LOT 7 AFORESAID; THENCE NORTH 83 DEGREES 11 MINUTES 34 SECONDS EAST ALONG ANOTHER SOUTH LINE OF LOT 7 AFORESAID 221.36 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 41 MINUTES 18 SECONDS EAST ALONG THE EAST LINE OF LOT 7 AFORESAID 299.68 FEET TO THE PLACE OF THE BEGINNING) IN DUNBAR LAKES, BEING A SUBDIVISION IN THE NORTH ½ OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 16, 1973 AS DOCUMENT 2711125 IN COOK COUNTY, ILLINOIS.

PIN #: 07-23-103-010-1009

COMMONLY KNOWN AS: 619 BREAKERS POINT, SCHAUMBURG, ILLINOIS

STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Dec. 28, 1998 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Lisa Roberts
this 28 day of December
1998.

[Signature]
Notary Public



08184901

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Dec 28, 1998 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Lisa Roberts
this 28 day of December
1998.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

UNOFFICIAL COPY

*** ERROR TX REPORT ***

TX FUNCTION WAS NOT COMPLETED

TX/RX NO	4903		
CONNECTION TEL		97584728	08184901
SUBADDRESS			
CONNECTION ID			
ST. TIME	12/28 13:40		
USAGE T	00'00		
PGS. SENT	0		
RESULT	NG	#018	BUSY/NO SIGNAL



CHICAGO TITLE INSURANCE COMPANY

1700 S. ELMHURST RD., MT. PROSPECT, ILLINOIS 60056

FAX TRANSMITTAL

TO: KIMBALL HILLS

ATTN: JACKIE BUTLER

FAX: 847-439-0875

DATE: 12/28/98

FROM: MICHELLE D. MOLOZNIK

PHONE: (847) 758-4728 FAX: (847) 758-2207

RE: ESCROW NUMBER - NSC 098136410

There are _____ pages (including this cover sheet) to this document. If you have any problems with the receipt of this document, please contact me at the phone number above.

ADDITIONAL COMMENTS, INSTRUCTIONS, ETC.: