

## TRUSTEE'S DEED

UNOFFICIAL COPY 09062977

2446/0048 47 002 Page 1 of 4  
1999-11-12 10:38:48  
Cook County Recorder 27.50COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE

THIS INDENTURE, made this 1ST day of NOVEMBER, 1999 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 the 29TH DAY OF NOVEMBER, 1994 and known as Trust Number 6937 party of the first part, and IRENA RYTEL

1234 RIVER ROCK, WISCONSIN DELLS, WI

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 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 AND SUBJECT TO LANGUAGE

Commonly known As: 16 King Arthur Court, Unit #16, Northlake, IL 60164

Permanent Index Number: 12-30-402-003 (affects this and other property)

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.

\*Successor Trustee to Old Kent Bank

Prepared By:

American National Bank and Trust  
Company of Chicago  
2000 S. Naperville Rd., Wheaton, IL

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally,

BY

Cynthia S. Donarski, Trust Administrator

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify  
COUNTY OF DUPAGE) Cynthia S. Donarski a Trust Administrator 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 Trust Administrator 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 this 1ST DAY OF NOVEMBER, 1999

NOTARY PUBLIC

MAIL DEED TO:  
TAX BILLS TO:

IRENA RYTEL

16 KING ARTHUR CT., UNIT #16

CITY OF NORTHLAKE, IL 60164



41

Property of Cook County Clerk's Office

IBT #  
1174-8182

STATE OF ILLINOIS

NOV--99



046.00

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE 966868

Cook County  
REAL ESTATE TRANSACTION TAX

NOV--99



023.00

REVENUE STAMP

963204

LAND TRUST NUMBER: 6937

PARCEL 1:

UNIT 16 IN THE 16 KING ARTHUR COURT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 16 IN KING ARTHUR APARTMENTS OF NORTHLAKE, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED ON AUGUST 2, 1999 AS DOCUMENT R99-733228, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL II:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 16, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

PARCEL III:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED DATED NOVEMBER 23, 1962 AND RECORDED NOVEMBER 23, 1962 AS DOCUMENT NUMBER 18653754 MADE BY OAK PARK TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1962 AND KNOWN AS TRUST NUMBER 4115, DECLARATION OF EASEMENTS MADE BY TRUST NUMBER 4115 AFORESAID RECORDED AS DOCUMENT NUMBERS 18844302 AND 18844303 AND AS MODIFIED BY DOCUMENT NUMBER 18922388 AND DECLARATION OF EASEMENTS MADE BY ARTHUR J. ALLEN AND ELIZABETH W. ALLEN RECORDED AS DOCUMENT NUMBER 18844304 AND MODIFIED BY DOCUMENT 18922389, ALL IN COOK COUNTY, ILLINOIS.

PARCEL IV:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS AND COVENANTS DATED OCTOBER 18, 1979 AND RECORDED OCTOBER 19, 1979 AS DOCUMENT NUMBER 25201126, AS AMENDED BY DOCUMENT NUMBERS 86083889 AND 95733612, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

THE TENANT OF UNIT HAS 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".

PERMANENT INDEX NUMBER: 12-30-402-009 (AFFECTS THIS AND OTHER PROPERTY)  
PROPERTY ADDRESS: 16 KING ARTHUR COURT, UNIT #16, NORTHLAKE, IL 60164

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SUBJECT TO: (I) COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; (II) BUILDING LINES AND BUILDING AND ZONING LAWS AND ORDINANCES; (III) THE TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO (IV) THE TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE DECLARATION DATED OCTOBER 18, 1979 CREATING AND ESTABLISHING THE FULLERTON AVENUE ASSOCIATION, INC. AND ALL AMENDMENTS THERETO; (V) PRIVATE, PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENT ESTABLISHED OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM AND THE MASTER DECLARATION, AND ALL AMENDMENTS, IF ANY, THERETO; (VI) PARTY WALL RIGHTS AND AGREEMENTS; (VII) EXISTING ENCROACHMENTS AND OVERLAPS AS DEPICTED ON THE PLAT; (VIII) LIMITATIONS AND CONDITIONS IMPOSED BY THE ACT; (IX) GENERAL TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS; AND (X) INSTALLMENTS DUE AFTER THE CLOSING DATE FOR ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM AND THE MASTER DECLARATION.

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