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1999-11-15 08:59:08
Cook County Recorder 25.50



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Trustee's Deed

THIS INDENTURE made this 13th day of October, 1999, between **GRAND PREMIER TRUST AND INVESTMENT, INC., N.A.**, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 26th day of December, 1995, and known as Trust #6951184, party of the first part, and Trust B created by the James Duncan Ashe, Jr. Revocable Trust dated 1/16/74, party of the second part.

Grantee's Address: 212 E. Oaksbury Lane, Palatine, IL 60067

Witnesseth, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations 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:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF

PROPERTY ADDRESS: 1285 S. Falcon Drive, Palatine, IL 60067
PIN #: 02-28-400-016 and 02-28-400-079

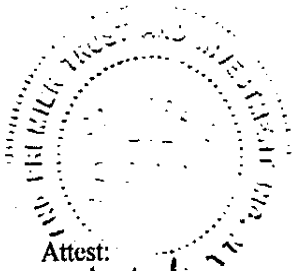
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of 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 (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the 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 Vice President and attested by its Land Trust Officer, the day and year first above written.

Grand Premier Trust and Investment, Inc., N.A.
As Trustee as Aforesaid

By *Patricia Skusek*
Vice President



Attest:
By: *Maicie Luke*
Land Trust Officer

MTI U-928183-CJ

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**LEGAL DESCRIPTION
ATTACHED TO TRUSTEE'S DEED
DATED OCTOBER 13, 1999**

THAT PART OF BLOCK 42 IN EAST PEREGRINE LAKE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JUNE 24, 1998 AS DOCUMENT NUMBER 98540601 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 42, THENCE NORTH 58 DEGREES 27 MINUTES 39 SECONDS EAST, A DISTANCE OF 35.36 FEET, THENCE NORTH 23 DEGREES 9 MINUTES 38 SECONDS EAST A DISTANCE OF 63.31 FEET TO THE POINT OF BEGINNING, THENCE NORTH 23 DEGREES 9 MINUTES 38 SECONDS EAST A DISTANCE OF 38.27 FEET, THENCE NORTH 73 DEGREES 38 MINUTES 22 SECONDS WEST A DISTANCE OF 121.41 FEET TO A POINT AT THE INTERSECTION WITH A CURVED LINE, THENCE SOUTHERLY ALONG SAID CURVED LINE, SAID LINE BEING CONCAVE TO THE WEST HAVING A RADIUS OF 76 FEET AN ARC LENGTH OF 27.01 FEET TO A POINT OF TANGENT, THENCE SOUTH 31 DEGREES 29 MINUTES 17 SECONDS WEST A DISTANCE OF 11.63 FEET, THENCE SOUTH 73 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 122.23 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not yet due; covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions and Restrictions, as amended from time to time; utility easements of record; zoning and building laws and ordinances; party walls; roads and highways, if any; and acts due or suffered by Buyer.

AND FURTHER SUBJECT TO: Declarations of covenants, conditions, restrictions, and easement by Grantor, executed the 15th day of April A.D., 1998, and recorded in the Office of the Recorder of Cook County, Illinois, as document 98552079, and as amended, which is incorporated herein by reference thereto. Grantor grants the grantees, their heirs and assigns, as easements appurtenant to the premises hereby conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easement appurtenant to the remaining parcels described in said Declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and the right of the grantor to grant said easement in the conveyance and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

Party of the first part also hereby grants to party of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easement for the benefit of said property set forth in the aforementioned Declaration, and party of the first part 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.