

UNOFFICIAL COPY

TRUSTEE DEED

08 014 401

JOINT TENANCY

22 860 845

June 1954 Rev. 1/54

Joint Tenancy

The above space for recorder's use only

THIS INSTRUMENT, made this 3rd day of July, 1974, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and 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 national banking association in pursuance of a certain Trust Agreement, dated the 1st day of May, 1972, and known as Trust Number 76663 party of the first part, and ROBERT J. KREMER and RUBIE A. KREMER, husband and wife, of Arlington Heights, Illinois parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

700

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy, subject to the matters set forth in Exhibit "B" attached hereto.

The address of the Grantee is:
417 S. Prindle
Arlington Heights, Illinois

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to a deed 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 thereto 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 hereunto affixed, and has caused its name to be signed in these presents by one of its Vice Presidents or its Assistant Vice Presidents and its Assistant Secretary, the day and year first above written.

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

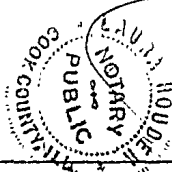


By _____

Attest _____

[Signature]
 Vice President
[Signature]
 Assistant Secretary

STATE OF ILLINOIS } ES
 COUNTY OF COOK }



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, is a corporation personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such. Vice President and Assistant Secretary 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 of the free and voluntary act of said National Banking Association for the uses and purposes therein set forth, and the said Assistant Secretary then and there acknowledged that the corporate seal of said National Banking Association is affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

Date 8-13-74

Notary Public

DELIVERY INSTRUCTIONS

NAME M. & Mrs. R.J. Kremer
 STREET 1101 S. Hunt Club Dr.
 CITY Mt. Prospect, Ill.
 OR BOX 533

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Unit 208
1101 S. Hunt Club Drive
Mt. Prospect, Illinois

RECORDER'S OFFICE BOX NUMBER _____

COOK NO. 018
 1106
 STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 22 860 845

63-39-868E
 2499138
 SEP 25

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EXHIBIT A

PARCEL 1: Unit No. 208 as delineated on survey of the following described real estate (herein referred to as "Parcel"):

That part of Lot 1 in Kenroy's Huntington, being a subdivision of part of the East 1/2 of Section 14, Township 41 North, Range 11, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to "Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Condominiums of Huntington Commons Apartment Homes - Section No. 1 Condominium" (Herein called "Declaration of Condominium") made by American National Bank and Trust Company of Chicago, a national banking association, not personally but solely as Trustee under Trust Agreement dated May 1, 1972 and known as Trust No. 76663, recorded in the office of the Cook County Recorder of Deeds as Document No. 22511116, together with an undivided 1.016 percent interest in said Parcel (excepting from said Parcel all the Units thereof as defined and set forth in said Declaration of Condominium and Survey).

PARCEL 2: Party of the first part also hereby grants to parties of the second part, their 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 aforementioned Declaration of Condominium and in the "Declaration of Covenants, Conditions, Restrictions and Easements for the Condominium of Huntington Commons Homeowners' Association dated September 17, 1973 and recorded in the office of the Cook County Recorder of Deeds on October 2, 1973, as Document No. 22499659 (herein called "Declaration of Easements"), and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration of Condominium and the Declaration of Easements for the benefit of the remaining property described therein.

PARCEL 3: Party of the first part also hereby grants to parties of the second part, their 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 Declaration of Easement dated February 11, 1971, and recorded and filed February 19, 1971, as Document No. 21 401 332 and as LR Document 25 43 467 made by LaSalle National Bank, NBA, as Trustee under Trust Nos. 33425, 35280, 19237 and 28948 and by Easement Agreement and Grant dated August 23, 1971, and recorded August 24, 1971, as Document No. 21 595 957 and as amended by amendment recorded March 7, 1972, as Document No. 21 828 994 made by LaSalle National Bank, NBA, as Trustee Under Trust Nos. 42301 and 28948, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in the aforesaid Declaration of Easement for the benefit of the remaining property described therein.

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EXHIBIT "B"

The within and foregoing conveyance is made subject to the following:

1. Current real estate taxes not payable;
2. The Condominium Property Act of the State of Illinois (the "Act");
3. Declaration of Condominium Ownership, by which the premises is submitted to the Act, and all amendments thereto, which Declaration also sets forth the provisions governing administration of the premises;
4. The Plat filed with the aforesaid Declaration;
5. Declaration of Easements, Covenants and Restrictions, dated September 17, 1973, and filed with the Recorder of Deeds of Cook County, Illinois, as Document No. 22499659 ;
6. The Huntington Commons Association Declaration of Covenants, Conditions and Restrictions, dated October 8, 1971 and filed with the Recorder of Deeds of Cook County, Illinois, as Document No. 21661527;
7. Easements and building, building line, and use or occupancy restrictions, conditions and covenants of record;
8. Zoning and building laws or ordinances; and
9. Roads and highways, if any.

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Property of Cook County Clerk's Office

COOK COUNTY, IL INDIE
FILED FOR RECORD
SEP 27 '74 1 06 PM

William H. Olson
REGISTRAR OF DEEDS

*22860845

TIME
1:06 PM

SEP 27 1974
1 06 PM
RECORDED

END OF RECORDED DOCUMENT