

UNOFFICIAL COPY

23 406 069

This Indenture, Made this 6th day of January A. D. 1976 between

LaSalle National Bank

a national banking association, of Chicago, 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 31st day of January 1974, and known as Trust Number 45544, party of the first part and PHILIP JOHN JR. KNEPPER AND KATHLEEN KNEPPER, husband & wife of Elgin, Illinois parties of the second part.

(Address of Grantee(s) : 216 Highbury Drive, Elgin, Illinois 60120)

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in

Cook County, Illinois, to-wit:
PARCEL I: Lot 47 in Parkwood Village Unit No. 2 being a subdivision of Part of the Northeast Quarter of Section 18, Township 41 North, Range 9 East of the Third Principal Meridian in the City of Elgin according to the Plat of said Parkwood Village Unit No. 2 recorded October 2, 1974 as Document No. 22865813 in Cook County, Illinois; and

PARCEL II: Easements for the benefit of PARCEL I created by the Declaration of Covenants, Conditions and Restrictions of Parkwood Village recorded October 3, 1974 as Document No. 22865213 in the records of Cook County, Illinois and by Supplement No. One to Declaration of Covenants, Conditions and Restrictions of Parkwood Village recorded October 10, 1974 as Document No. 22873469 in the records of Cook County, Illinois.

SUBJECT TO: General real estate taxes for the year 1976 and subsequent years. Public utility easements. Declaration of Covenants, Conditions and Restrictions of Parkwood Village recorded October 3, 1974 as Document No. 22865213 in the records of Cook County, Illinois and Supplement No. One to Declaration of Covenants, Conditions and Restrictions of Parkwood Village recorded October 10, 1974 as Document No. 22873469 in the records of Cook County, Illinois.

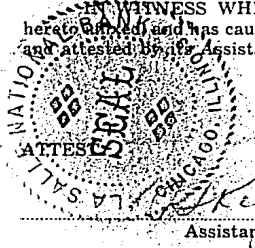
Permanent Real Estate Index No. _____

together with the tenements and appurtenances therunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of said parties of the second part forever.

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 affecting the said real estate or any part thereof 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 hereunto affixed and has caused its name to be signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.



[Signature]
Assistant Secretary

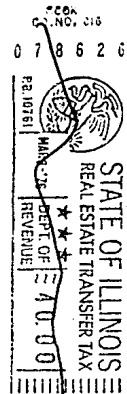
LaSalle National Bank.

as Trustee as aforesaid,

By *[Signature]* Assistant Vice-President

THIS INSTRUMENT WAS PREPARED BY:
FLORA B. KOVAR, ASST. SEC.
U. S. SHELTER, INC.
201 E. OGDEN AVE.
HINSDALE, ILL. 60521

add to property
216 Highbury
Elgin Ill



23 406 069

W. 415 7110

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STATE OF ILLINOIS,
COUNTY OF COOK,

} ss:

I, a Notary Public in and for said County,
in the State aforesaid, DO HEREBY CERTIFY that
James L. Gales

Assistant Vice-President of LA SALLE NATIONAL BANK, and
F. KEGEL
Assistant Secretary thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant 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 as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this day of A. D. 1976

NOTARY PUBLIC



23406069

Box No.
Trustee's Deed
(IN JOINT TENANCY)

ADDRESS OF PROPERTY
.....
216 Highbury Drive
.....
Elgin, Illinois 60120

LaSalle National Bank
TRUSTEE
MAIL TO
Philip J. Knepper
216 Highbury
Elgin, Illinois

LaSalle National Bank
175 South LaSalle Street
CHICAGO

28-TG

PLAT OF SURVEY

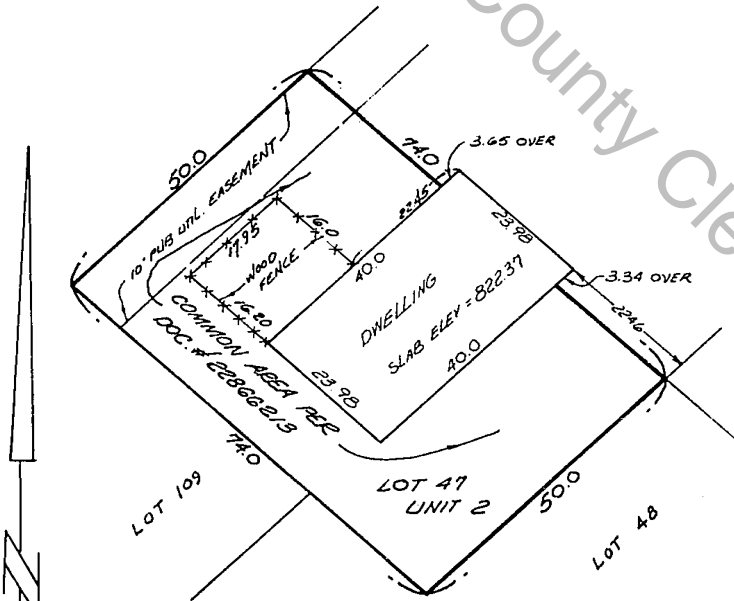
Of Lot 47 in Parkwood Village Unit No.2, being a Subdivision of part of the Northeast Quarter of Section 18, Township 41 North, Range 9 East of the Third Principal Meridian in the City of Elgin, according to the plat of said Parkwood Village Unit No.2, recorded October 2, 1974 as Document No.22865813, in Cook County, Illinois.

STATE OF ILLINOIS) SS
COUNTY OF KANE)

This is to certify that the plat hereon drawn correctly shows the location of the improvements upon the above described property and that there are no encroachments or easements except as indicated hereon or as dedicated by the Declaration of Covenants, Conditions and Restrictions of Parkwood Village, recorded October 3, 1974 as Document No. 22866217, in the records of Cook County, Illinois.

W.A. RAKOW AND ASSOCIATES, LTD.

Richard E. Bailey
Illinois Land Surveyor No. 1672
December 2, 1975



23 406 069

SCALE: 1" = 20'
DIMENSIONS IN FEET & DECIMALS

W. A. RAKOW & ASSOCIATES
MUNICIPAL & CIVIL ENGINEERS
ILLINOIS LAND SURVEYORS
165 N. SPRING ST. ELGIN, ILL.

B-24075-47

END OF RECORDED DOCUMENT