

# UNOFFICIAL COPY



COOK COUNTY, ILLINOIS  
FILED FOR RECORD

TRUSTEE'S DEED  
JOINT TENANCY

23 734 204

*Sidney R. Wilson*  
RECORDER OF DEEDS  
\*23734204

THE ABOVE SPACE FOR RECORDERS USE ONLY

64-50-910 Unit 3  
#700310 Refd  
02/22/200

THIS INDENTURE, made this 17th day of November, 1976, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 20th day of March, 1976 and known as Trust Number 1067400, party of the first part, and Jon C. Grubert & Kathleen M. Grubert, his wife 1850 N. Wellington Pl. Hoffman Estates, Ill. not as tenants in common, but as joint tenants, parties of the second part. 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 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:

SEE ATTACHED RIDER

10<sup>00</sup>

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.

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 terms of every trust deed or mortgage (if any) there before recorded in said county given to secure the payment of money, and remaining unleased to the state of Illinois.

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 Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

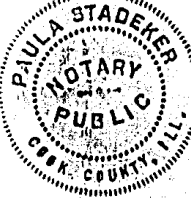


CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid.

By *Kathleen M. Katalinich*  
Attest *John Grubert*

Assistant Vice-President  
Assistant Secretary

STATE OF ILLINOIS, )  
COUNTY OF COOK ) S.S.



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed 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 Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal 11-17-76 Date  
*Paula Stadeker* Notary Public

DELIVER Y INSTRUCTIONS  
NAME [ Jon C. Grubert ]  
STREET [ 1243 Baldwin Apt 202 ]  
CITY [ Palatine Ill ]

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1243 Baldwin Lane,  
Palatine, Ill.  
THIS INSTRUMENT WAS PREPARED BY:  
Terry Jeffrey  
111 West Washington Street  
Chicago, Illinois 60602

CCOR  
CC. NO. 016  
3 2 0 3 6  
P.B. 10583  
DEC-27-76  
REVENUE  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
3 7 5 0

Document Number  
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UNIT 202 IN SAN TROPAL CONDOMINIUM, AS DELINEATED ON SURVEY, OF THE FOLLOWING DESCRIBED PARCEL OF LAND (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF THE SOUTH 780.0 FEET, AS MEASURED AT RIGHT ANGLES OF THE SOUTH LINE THEREOF, OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER, 282.96 FEET; (THE SOUTH LINE OF SAID NORTH WEST QUARTER OF THE NORTH EAST QUARTER BEING ASSUMED AS RUNNING DUE EAST AND WEST FOR THIS LEGAL DESCRIPTION) THENCE NORTH 167.0 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE PARCEL OF LAND THEREIN DESCRIBED; THENCE WEST 77.0 FEET; THENCE NORTH 88.0 FEET; THENCE WEST 13.40 FEET; THENCE NORTH 217.17 FEET; THENCE EAST 77.0 FEET; THENCE SOUTH 123.0 FEET; THENCE EAST 71.40 FEET; THENCE SOUTH 59.17 FEET; THENCE WEST 58.0 FEET; THENCE SOUTH 123.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NO. 1067400 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23448135, TOGETHER WITH AN UNDIVIDED 1/239 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

SUBJECT TO MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY GRANTOR DATED THE 31ST DAY OF MARCH, A.D., 1976, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY ILLINOIS, AS DOCUMENT NO. 23-448-131, WHICH IS INCORPORATED HEREIN BY REFERENCE THERETO. GRANTOR GRANTS TO THE GRANTEE, 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 EASEMENTS 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 THIS CONVEYANCE IS SUBJECT TO THE SAID EASEMENTS AND THE RIGHT OF THE GRANTOR TO GRANT SAID EASEMENTS IN THE CONVEYANCES 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 AGREEMENTS IN SAID DOCUMENT SET FORTH AS COVENANTS RUNNING WITH THE LAND.

SUBJECT TO CONDITIONS, COVENANTS AND RESTRICTIONS OF RECORD; GENERAL REAL ESTATE TAXES FOR THE YEAR 1975 AND SUBSEQUENT YEARS.

23 23 204

END OF RECORDED DOCUMENT