UNOFFICIAL COPY

(COOK OF ... TRUSTEE'S DEED

SEP 29 1 42 PH 175

23 237 365

*23237365

ABOVE SPACE FOR RECORDERS USE ONL'

THIS INDENTURE, made this 12th day of September , 19 75, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deel or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agree-mer, dated the 3rd day of April , 1973, and known as Trust Number 61918 , prov 1 the first part, and KAREN S. SIMAC, a divorced woman not since remarried, 307 D g v od Street, Park Forest, Illinois 60466 ______ party of the second part.

WITNESSET.: That said party of the first part, in consideration of the sum of bollars,

together with those conditions, covenants and provisions set forth on said Exhibit A.

SEE ATT CHEP TXHIBIT A







Home Federal Savings & Loan 201 South State Street

Chicago, Illinois 60604

This instrument was prepared by Sheldon Baskin 307 N. Michigan Ave.

Chicago, Ill. 60601

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

KAREN S. SIMAC 307 Dogwood Street Unit 46-1 Park Forest, Illinois 60466

E

RECORDER'S OFFICE BOX NUMBER 26

UNOFFICIAL COPY

EXHIBIT A

ARBORETUM

as delineated on the Condominium Area Plat of Survey recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 22264934, of that part of Block 1 lying South of The following described line: Commencing on the East line of Plock 1, 137.85 feet Northerly of the Southeast corner of said Block 1 (said East line having a bearing of North 0 degrees 03 min'tes 25 seconds East) thence South 89 degrees 57 minutes 05 seconds West 326.34 feet to the Westerly line of said Block 1 being the Lasterly line of Dogwood Street; also all of Blocks 3, 4 and 5; also that portion of Block 6 lying Northerly, Northwesterly and Northeasterly of the following described line: Commencing on the Easterly line of Block 6, 186.52 feet South 41 degrees 22 injutes 20 seconds West of the intersection of said Easterly 150 and the Westerly line of Chestnut Street, thence North 48 (lecrees 37 minutes 46 seconds West 205.62 feet thence South 41 declaes 22 minutes 14 seconds West 14 feet thence North 48 degrees 37 minutes 46 seconds West 207.05 feet thence North 88 degrees 22 minutes 45 seconds West 265.75 feet to the West line of said Block 5, being the East line of Dogwood Street; all in Subdivision of Area Γ , a subdivision of the Southwest Quarter of Section 30 and part of the Northwest Quarter of Section 31 all in Township 35 North. Range 14, East of the Third Principal Meridian, all in Cook County, Illinois, which Condominium Area Plat of Survey is re orded simultaneously with the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Arboretum in Far. Forest, recorded in the Office of the Recorder of Deeds of Cock County, Illinois, as Document No. 22264933; together with the precentage of the common elements appurtenant to said unit as set in th in said Declaration, as amended from time to time.

Party of the first part also hereby grants to party of the second part, 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 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.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; and is further subject to party wall and driveway rights and agreements; building line and use or occupancy conditions, restrictions and covenants of record and easements, including those established by one or more of the Plats of Subdivision recorded as Documents Nos. 18951796, 18951798 and 18962819; easements and agreements recorded as Documents Nos. 18517269, 14380516, 14552823, 17116696, 17116706, 17116695, 18387553, 19138405 and 19974674, and recorded public utility easements which do not underlie the existing improvements; general taxes for the current year and subsequent years, including permanently recurring special assessments and taxes not due

23 237 365

at the date hereof, and general taxes for the prior year; rights of the public, the State of Illinois and the Village of Park. Forest in and to that part of the land taken or used for road purposes; acts done or suffered by, and judgments against, party of the second part or any person or persons claiming by, through or under him; title defects disclosed by Title Papers for which Property of College Co a title insurance company shall issue owner's title insurance at party of the first part's expense; and zoning and other local ordinances, and state and federal regulations, if any, which do not prohibit the use of the premises for residential purposes.

OF RECORDED DOCUMENT