

UNOFFICIAL COPY

TRUSTEE'S DEED COOK COUNTY, ILLINOIS
JOINT TENANCY FILED FOR RECORD

24 412 961

RECORDED BY DEEDS

*24412961

Form T-74, 57

0814/40 APR 21 '78 9 00 AM

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INSTRUMENT, made this 9th day of February, 1978, between MOUNT PROSPECT STATE BANK, a corporation of Illinois, as Trustee under the provisions of a deed or deed in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 23rd day of August, 1976 and known as Trust Number 599, party of the first part, and Robert F. Ferguson & Patricia A. Ferguson, his wife

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

-----\$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:

10.00

"THIS INSTRUMENT WAS PREPARED BY"
[Signature]

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: 1976/7 and subsequent years real estate taxes, ordinances, covenants, conditions, restrictions or record, all rights and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

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 of any there heretofore recorded in said county given to secure the payment of money, and remaining unperfected 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 Assistant Secretary, and attested by its Assistant Secretary, the day and year first above written.

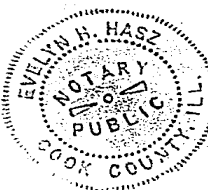


MOUNT PROSPECT STATE BANK, as Trustee as aforesaid,

By Peter J. Wetter
Connette Seamon

TRUSTEE
Assistant Secretary

STATE OF ILLINOIS,)
COUNTY OF COOK) SS.



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Assistant Secretary and Assistant Secretary of the MOUNT PROSPECT STATE BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Secretary 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 Company for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed 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

Date 2-22-78

Evelyn H. Hazy
Notary Public

DELIVERY INSTRUCTIONS
NAME: ROBERT F. FERGUSON
STREET: 348 BRENTWOOD DR
CITY: DES PLAINES, ILL 60016

FOR INFORMATION ONLY
INSIDE STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
Lakeside Home # 416
725 Huntington Commons Road
Mt. Prospect, Illinois 60056

BOX 533

APR 11 66-18-282Z

Blusaid 54763773

COOK COUNTY ILLINOIS
RECORDERS OFFICE
24412961

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Unit No. 416 as delineated on the Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

That part of Lot 1 in Kenroy's Huntington, being a Subdivision of part of the East half of Section 14, Township 41 North, Range 11 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of said Lot 1; thence S 88° 59' 01" W, 673.17 feet along the South line of said lot, being also the North line of the Commonwealth Edison Company right-of-way; thence S 79° 30' 45" W, 608.89 feet along the southeasterly line of said lot 1 to a point on the East line of the Southwest quarter of the Southeast quarter of said Section 14; thence S 79° 31' 04" W along the said southeasterly line of said lot 1, a distance of 425.958 feet to the point of beginning; thence N 70° 28' 56" W along a line drawn perpendicularly to the said southeasterly line of said lot 1, a distance of 110.00 feet; thence N 79° 31' 04" E, a distance of 10.00 feet; thence N 10° 28' 56" W, a distance of 19.00 feet; thence N 29° 25' 12.9" W, a distance of 183.07 feet to an intersection with the South line of the easement recorded in Document No. 21401332 and LR 2543467; thence Southwesterly 175.622 feet along the said South line, said South line being an arc of a circle of 1,153.838 feet in radius, convex to the Northwest, and whose chord bears S 64° 39' 16.9" W, for a chord length of 175.452 feet; thence N 29° 41' 50.5" W, a distance of 2.00 feet along a radial line extended Northwesterly; thence Southwesterly 171.11 feet along the said South line, said South line being the arc of a circle of 406.507 feet in radius, convex to the Southeast, and whose chord bears S 72° 21' 41" W; thence South along the lot line of said lot 1 and the northerly extension thereof, a distance of 241.95 feet to the most southerly corner of said lot 1; thence N 79° 31' 04" E, along the southeasterly line of said lot 1, a distance of 432.204 feet to the point of beginning, and containing 105,793.5 square feet, all in Cook County, Illinois.

which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws For Lakeside Condominium "D" Association ("Declaration") made by Mount Prospect State Bank as Trustee under Trust Agreement dated August 23, 1970 and known as Trust No. 599 recorded in the Office of the Recorder of Deeds of Cook County, Illinois on September 23, 1977 as Document No. 24119747, together with an undivided 0.1164 interest in the Parcel (excepting from the Parcel all the property and space comprising all of the Units thereof as defined and set forth in the Declaration and Survey).

Grantor also hereby grants to Grantee, 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 Declaration, and in the Declaration of Easements, Restrictions and Covenants for Lakeside Condominium Homeowner's Association ("Homeowner's Declaration") recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 23714335, as amended from time to time, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration and the Homeowner's 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 the Declaration and the Homeowner's Declaration the same as though the provisions of the Declaration and the Homeowner's Declaration were recited and stipulated at length herein.

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END OF RECORDED DOCUMENT