

UNOFFICIAL COPY

TRUSTEE'S DEED.

Form 2459

0717200 Individual

24 790 711

The above space for recorder's use only

THIS INDENTURE, made this 6TH day of NOVEMBER, 1978, 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 FOURTH day of JULY, 1978, and known as Trust Number 43499 party of the first part, and CHRISTINE GUSTEK, A SPINSTER, OF 3400 W. LAWRENCE, CHICAGO, ILLINOIS party 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 the following described real estate, situated in Cook County Illinois to-wit: Townhouse No. 1610 Waxwing Court Schaumburg, IL legally described in Exhibit "A" attached hereto and made a part hereof, together with the exclusive use of Parking Space No. 12 located on Waxwing Court in Schaumburg, IL.

Subject only to:

1. real estate taxes for the current year and the previous year not then due;
2. utility easements, easements, covenants, restrictions and building lines of record and party wall rights and agreements;
3. Declaration of Covenant, Conditions Easements and Restrictions and of Intention to Form Walden Townhouse Association, including all amendments and exhibits thereto;
4. existing leases and tenancies;
5. applicable zoning and building laws and ordinances; and
6. roads and highways, if any.

together with the easements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper heirs, benefit and behoof, forever, of said party of the second part.

13.00

THIS INSTRUMENT PREPARED BY
MICHAEL S. MANDELL, ATTORNEY-AT-LAW
8000 SEARS TOWER CHICAGO, ILL. 60606

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and 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 terms 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 to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, this day and year first above written.

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



By: *[Signature]* VICE PRESIDENT
Attest: *[Signature]* 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 Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, 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 as 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 said Assistant Secretary, National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Date 11-29-78

Notary Public

DELIVER INSTRUCTIONS
NAME Gerald J. Sherman
STREET 8000 Sears Tower
CITY Chicago, Illinois 60606
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1610 Waxwing Court
Schaumburg, Illinois

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
24 790 711

66 77 569
495 113

1610 WAXWING COURT

Townhouse No. 1610 Waxwing Court, Schaumburg, Illinois, legally described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Fractional Section 1, Township 41 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Fractional Section 1; thence North $00^{\circ} 19' 50''$ West, along the West line of said Southeast Quarter Section 115.39 feet; thence North 90° East, 170.05 feet; thence North 00° East, 6.58 feet; thence North $00^{\circ} 16' 11''$ West, 17.83 feet; thence North $89^{\circ} 43' 49''$ East, 9.90 feet; thence North $00^{\circ} 16' 11''$ West, 16.64 feet to the point of beginning of the parcel to be described; thence North $00^{\circ} 16' 11''$ West, 17.03 feet; thence North $89^{\circ} 43' 49''$ East, 54.83 feet; thence South $00^{\circ} 16' 11''$ East, 0.36 feet; thence South $89^{\circ} 43' 49''$ West, 17.96 feet; thence South $00^{\circ} 16' 11''$ East, 9.41 feet; thence North $89^{\circ} 43' 49''$ East, 3.15 feet; thence South $00^{\circ} 16' 11''$ East, 7.26 feet; thence South $89^{\circ} 43' 49''$ West, 40.02 feet to the point of beginning in Cook County, Illinois

Grantor also hereby grants to Grantee, its successor 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 of Covenants, Conditions, Easements and Restrictions and of Intention to Form the Walden Townhouse Association, aforesaid, and Grantor 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 conveyance 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.

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

William J. Walsh, being duly sworn on oath, states that he resides at 1615 Waxwing Court, Schaumburg, Illinois. That the attached deed is not in violation of Section 1 of Chapter 103 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; or
2. The conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959:
 - a. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
 - b. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
 - c. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 - d. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - e. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - f. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - g. Conveyances made to correct descriptions in prior conveyances.
 - h. The sale or exchange of parcels or tracts of land existing on the date of the Amendatory Act into no more than 2 parts and not involving any new streets or easements of access; or
 - i. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, however, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973.
3. The parcels are described in a survey and recorded declaration which sets forth and creates easements of access and utility easements necessary to serve the parcels.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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AFFIANT further states that he makes this affidavit for the purposes of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

William J. Muller

SUBSCRIBED and SWORN to before me this 26th day of October, 1978.

Israel S. Mandell
Notary Public

My Commission Expires Aug. 14, 1982

Property of Cook County Clerk's Office

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

JAN 5 '79 10 57 AM

Richard H. Olsen
RECORDER OF DEEDS

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Property of Cook County Clerk's Office