

UNOFFICIAL COPY

TRUSTEE'S DEED.

Grantees Address: 345 W 24th Street, #610, Chgo, IL

RECEIVED IN

BAD CONDITION

Form 2452

07/01/78

Individual

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 Jackson Yuin Au, as to a 50% undivided interest and 34% undivided interest, and Bruce William Duncan, as to a 50% undivided interest 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. 1618 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. 16 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 Covenants, 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 tenements and appurtenances thereto.

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

CO. REC. 016 14



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX DEPARTMENT PREPARED BY
MICHAEL S. DANDELL, ATTORNEY-AT-LAW
FEB-679 DEPT. OF REVENUE 60605
TOWER CHICAGO, ILL. 60605

11 00

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power of 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 recited, and of every other power and authority therein enabling. This deed is made subject to the liens 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, the 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, } ss.
COUNTY OF COOK

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 use and purposes therein set forth; and that 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 use and purposes therein set forth.

Given under my hand and Notary Seal.

Date 11-29-78

Notary Public

NAME R. Andrew Duncan
STREET McDermott, Will & Emery
111 West Monroe Street
CITY Chicago, Illinois 60603

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

1618 Waxwing Court
Schaumburg, Illinois

OR

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

BOX 533

EN 495033

Stamp for recording office

24 833 088

Discussion History

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

FEB 6 '79 1 51 PM

William R. Egan
RECORDER OF DEEDS

*24833088

Property of Cook County Clerk's Office

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EXHIBIT A

1618 WAXWING COURT

Townhouse No. 1618 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 Southwest Quarter of said Fractional Section 1; thence North 00° 19' 50" West, along the West line of the Southeast Quarter of said Fractional Section 1, .368.55 feet; thence South 59° 58' 38" East, 2.29 feet to a point of curvature; thence Southeasterly along a curved line, being the arc of a circle convex Southwesterly, tangent to the last described course and having a radius of 703.99 feet, an arc distance of 334.82 feet to a point of reverse curvature; thence Southeasterly along a curved line, being the arc of a circle convex Northerly, tangent to the last described course and having a radius of 539.96 feet, an arc distance of 30.77 feet; thence South 00° West, 42.98 feet; thence South 90° West, 17.75 feet; thence South 89° 48' 25" West, 20.05 feet; thence North 00° 11' 35" West, 10.00 feet; thence South 89° 48' 25" West, 34.51 feet to the point of beginning of the parcel to be described; thence South 00° 11' 35" East, 46.91 feet; thence South 89° 48' 25" West, 9.79 feet; thence South 00° 11' 35" East, 3.02 feet; thence South 89° 48' 25" West, 7.65 feet; thence North 00° 11' 35" West, 39.93 feet; thence North 89° 48' 25" East, 17.03 feet; thence North 00° 11' 35" West, 10.00 feet; thence North 89° 48' 25" East, 0.41 feet to the point of beginning in Cook County, Illinois.

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 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.

END OF RECORDED DOCUMENT

24 833 088