

# UNOFFICIAL COPY

## TRUSTEE'S DEED

24 857 406

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

Form 2591

Joint Tenancy  
FEB 23 1978 4 06 AM

The above space for recorders use only

24857406

THIS INDENTURE, made this 23 day of September, 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 1 day of September, 1967, and known as Trust Number 25487 party of the first part, and WILLIAM F. SULLIVAN AND KAREN L. SULLIVAN, HIS WIFE 240 Westmoreland Drive, Vernon Hills, Illinois 60061, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of 10.00 Ten Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

Subject To: real estate taxes for the year 1977 and subsequent years; the Shadow Bend Declaration of Covenants, Conditions, Restrictions, and Easements described above; easements, building, building line and use or occupancy restrictions, covenants and conditions of record; acts done or suffered by or judgments against Grantee or anyone claiming under Grantee.

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF:

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and for 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 liens of all mortgages and/or mortgages upon the 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 hereto 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 \_\_\_\_\_ Vice President

Attest \_\_\_\_\_ Assistant Secretary

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

This instrument prepared by: **Richard Doermer**  
American National Bank  
and Trust Company  
33 NORTH LA SALLE STREET,  
CHICAGO 60690

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Licentiate, 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, as custodian of the corporate seal of said National Banking Association caused the corporate seal of said 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 12/19/78

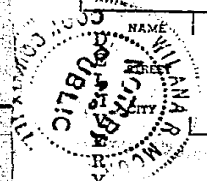
*Wilson Moore*  
Notary Public

6662804 M  
03221808

10.00

STATE OF ILLINOIS  
DEPT. OF REVENUE  
REAL ESTATE TRANSFER TAX  
FEB 22 1978  
PH 10884

24 857 406



FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

296 Shadow Bend Dr.  
Wheeling, IL 60090

OR  
INSTRUCTIONS  
RECORDER'S OFFICE BOX NUMBER 918

291210

Unit 3C - Lot 2 - Cluster 34 in Shadow Bend Phase III, a subdivision of a tract of land being a part of Lots 2 and 5 in the Resubdivision of George Strong's Farm in Section 2 and the West half of Section 1, Township 42 North, Range 11, East of the Third Principal Meridian, and a part of Lot 1, of Owner's Subdivision of part of the Old Filkins Farm in Sections 1 and 2, Township 42 North, Range 11, East of the Third Principal Meridian, and a part of Lot 3 of Owner's Subdivision of Sections 1 and 2, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof filed in the Registrar's Office on May 10, 1973 as Document LR 2690976 and recorded May 10, 1973 as Document 22320784 in Cook County, Illinois, and as amended by affidavit of correction dated June 20, 1973, and filed in the Registrar's Office on June 22, 1973 as Document LR 2699913 and recorded June 22, 1973 as Document 22372159 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 Shadow Bend Declaration made by American National Bank and Trust Company of Chicago, a National Banking Association as Trustee under Trust Agreement dated September 1, 1967 and known as Trust No. 25487, and as Trustee under Trust Agreement dated January 21, 1973 and known as Trust No. 33823, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document No. 23114271 and filed in the office of the Registrar of Titles of Cook County, Illinois, as Document LR 2813052, 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 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.

24 857 406

RECEIVED IN BAD CONDITION

END OF RECORDED DOCUMENT