

UNOFFICIAL COPY

TRUSTEE'S DEED

24 869 010

Form 2591

07/22/80

Joint Tenancy

The above space for recorders use only

496504  
3503  
606 82 4503

THIS INDENTURE, made this 2nd day of February, 1979, 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 43500 party of the first part, and Norman L. Kales & Hilda Kales, his wife, of 8833 Knox Avenue, Skokie, IL 60076 parties of the second part.

11.00

COOK CO. NO. 018 097433

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 not in tenancy in common, but in joint tenancy, the following described real estate, situated in Cook County, Illinois, to-wit:

(See Exhibit A attached hereto and made a part hereof.)

The Tenant, if any, of this unit, has either waived or has failed to exercise his right of first refusal to purchase this unit, or had no such right of first refusal, pursuant to Chapter 36 of the Village Code of Schaumburg.

THIS INSTRUMENT PREPARED BY IRA WEINSTEIN, ATTORNEY-AT-LAW

8000 SEARS LOWER CHICAGO, ILL 60608

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 only to:

(See Exhibit B attached hereto and made a part hereof.)

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, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust debts 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 hereto affixed, and has caused its name to be signed in 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

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 purposes 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 for the purposes and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that 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 2/22/79  
Notary Public

DELIVERY INSTRUCTIONS  
NAME Norman and Hilda Kales  
STREET 8833 Knox Ave.  
CITY Skokie, IL 60076

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
Unit #334, 1926 Prairie Square  
Schaumburg, IL 60195

RECORDERS OFFICE BOX NUMBER BOX 533

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
5.10%  
24 869 010

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EXHIBIT A

PARCEL 1:

UNIT NO. 334 B IN THE WALDEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF FRACTIONAL SECTION 1 TOGETHER WITH PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 12, BOTH IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24764865 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 73B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 24764865.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2, AS SET FORTH IN THE GRANT RECORDED AS DOCUMENT 21218271, THE DECLARATION RECORDED AS DOCUMENT 21218272, AS MODIFIED BY DOCUMENT 21314070, AND AS CONFIRMED BY GRANT RECORDED AS DOCUMENT 21314484, AS AMENDED BY DOCUMENT 21324390.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR 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 CONDOMINIUM, 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 HERE.

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EXHIBIT B

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 Condominium for Walden Condominium, including all amendments and exhibits thereto;
4. Illinois Condominium Property Act;
5. Schaumburg Village Code;
6. existing leases and tenancies;
7. applicable zoning and building laws and ordinances;
8. roads and highways, if any;

24 869 010

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

MAR 5 '79 2 44 PM

*William F. Olson*  
RECORDED BY DEEDS

\*24869010

Property of Cook County Clerk's Office

01 908 15

COOK COUNTY CLERK  
JAN 1 1979

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51 808 170

END OF RECORDED DOCUMENT