

TRUSTEE'S DEED COOK COUNTY, ILLINOIS
FILED FOR RECORD

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RECORDED FOR RECORD

Form 2459

0717 300 Individual

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The above space for recorders use only

THIS INSTRUMENT, made this 4th day of December, 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 43500 party of the first part, and Alexander Howanski JR, a bachelor, of 63 W. Algonquin, Des Plaines, IL 60016 party of the second part.

1300

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:

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

Exempt under provisions of Paragraph D, Sect. or 4, Real Estate Transfer Tax Act.

THIS INSTRUMENT PREPARED BY IRA FIERSTEIN, ATTORNEY-AT-LAW 1000 BEARS TOWER CHICAGO, ILL 60606

5/2/79 Date Buyer, Seller or Representative, Laura Wells

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.

together with the tenements and appurtenances thereto belonging.

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, 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 above mentioned, and of every other power and authority therein existing. 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 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.

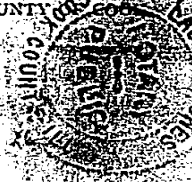
AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.

By [Signature] VICE PRESIDENT

Attest [Signature] ASSISTANT SECRETARY



STATE OF ILLINOIS 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 uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary is 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 12-17-78

Notary Public

NAME ALEXANDER HOWANSKI, JR.
STREET 1912 Prairie Square
CITY Schaumburg, Illinois 60195
Unit 117

PEEL HERE

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

Unit #117, 1912 Prairie Square
Schaumburg, IL 60195

OR

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

This instrument is being re-recorded and re-acknowledged to correct banking space.

496388 JSC
6-6681478

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RECORDERS OFFICE
COOK COUNTY ILLINOIS
24952951
Document Number

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 Assistan 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, 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.

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GIVEN UNDER MY HAND AND NOTARY SEAL,

Date:

Lusythia C. Smith
Notary Public



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COOK COUNTY, ILLINOIS
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MAR 9 '79 10 50 AM

William R. Olson
Recorder for Cook

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UNIT NO. 117A AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): 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, TAKEN AS ONE TRACT AND BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID FRACTIONAL SECTION 1; THENCE SOUTH 89°40'04" WEST, ALONG THE SOUTH LINE OF THE WEST 1/2 OF SAID FRACTIONAL SECTION 1, A DISTANCE OF 78.23 FEET; THENCE SOUTH 16°23'38" EAST, 111.46 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE NORTH 90°00'00" EAST, 120.38 FEET; THENCE NORTH 00°00'00" EAST, 27.00 FEET; THENCE NORTH 90°00'00" WEST, 45.00 FEET; THENCE NORTH 90°00'00" EAST, 116.00 FEET; THENCE SOUTH 00°00'00" WEST, 388.00 FEET; THENCE NORTH 90°00'00" EAST, 162.58 FEET; THENCE SOUTH 00°00'00" WEST, 277.58 FEET; THENCE SOUTH 50°31'39" WEST, 22.02 FEET; THENCE SOUTH 31°25'46" WEST, 1.10 FEET; THENCE SOUTH 12°41'58" WEST, 72.78 FEET; THENCE SOUTH 37°24'19" WEST, 21.40 FEET; THENCE SOUTH 58°14'26" WEST, 24.70 FEET; THENCE SOUTH 28°18'03" WEST, 44.29 FEET; THENCE SOUTH 07°07'30" WEST, 16.12 FEET; THENCE SOUTH 22°26'47" EAST, 20.95 FEET; THENCE SOUTH 89°46'31" WEST, 132.00 FEET; THENCE NORTH 00°00'00" EAST, 263.88 FEET; THENCE NORTH 90°00'00" WEST, 174.34 FEET; THENCE NORTH 00°00'00" WEST, 100.00 FEET; THENCE NORTH 90°00'00" WEST, 95.38 FEET; THENCE NORTHWESTERLY ALONG A CURVE LINE, BEING THE ARC OF A CIRCLE CONVEX NORTHEASTERLY, AND HAVING A RADIUS OF 1,007.82 FEET, AN ARC DISTANCE OF 270.66 FEET (THE CHORD OF WHICH ARC BEARS NORTH 08°41'52" WEST AND MEASURES 269.85 FEET); THENCE NORTH 16°23'38" WEST 111.36 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 43500, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 1200, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS SET FORTH IN SAID DECLARATION AND SURVEY), TOGETHER WITH AN EXCLUSIVE PARKING USE FOR PARKING PURPOSES IN PARKING SPACE NO. 54A, AS DELINEATED ON SAID SURVEY, WHICH EXCLUSIVE PARKING USE SHALL BE APPURTENANT TO THE OWNERSHIP OF THE UNIT, ALL IN COOK COUNTY, ILLINOIS.

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Cook County Clerk's Office

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;

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