

UNOFFICIAL COPY

LATER DATE UNIT #

TRUSTEE'S DEED COOK COUNTY, ILLINOIS FILED FOR RECORD

24983013

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MAY 31 '79 3 14 PM

The above space for recorder use only

66-95-144E 496520 S. Smith

THIS INSTRUMENT, made this 26 day of April, 1979, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation 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 Harvey A. Berns, a bachelor 1055 Borden Drive, Roselle, Illinois 60172 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:

(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:

Car. Page Esq. 8000 Star Tower Chicago, Illinois 60606

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, use 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 and hereunder. This deed is made subject to the liens of all trust deeds and/or mortgages to which 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 } 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 5/13/79 Notary Public

DEED UNIT # 224B NAME Harvey A. Berns STREET 1926 Prairie Square Unit#224B CITY Schaumburg, Ill. 60195 INSTRUCTIONS

PEEL HERE

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit# 224B 1926 Prairie Square Schaumburg, Illinois 60195

OR BOX 533

RECORDER'S OFFICE BOX NUMBER

COOK CO. NO. 018 0474



STATE OF ILLINOIS DEPT. OF REVENUE REAL ESTATE TRANSFER TAX

3752

1100

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EXHIBIT A

PARCEL 1:

UNIT NO. 224B 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 1 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 15B, 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

RENOVATION AND REFURBISHING WORK

1. Tuckpoint and caulk as necessary.
2. Roof repair as necessary.
3. Repair parapet flashing.
4. Clean and paint exposed steel members around perimeter of balconies with a rust preventative paint.
5. Replace wood balcony railings as necessary.
6. Paint exposed wood balconies as required.
7. Exterior painting as necessary.
8. General upgrading of landscaping.
9. General upgrading of common areas.
10. Paint laundry rooms.
11. Improve ventilation in laundry room.
12. Replace boiler breeching insulation in both boiler rooms.
13. Clean and paint breeching as required.
14. Replace boiler control panel in building 1912
15. Install mechanical ventilation in garbage/compactor room.
16. Replace missing fire extinguishers.
17. Improve fire protection system as required.
18. Miscellaneous electrical repairs as necessary.
19. Install water softeners in both buildings.

END OF RECORDED DOCUMENT