

UNOFFICIAL COPY

12.00

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 28th day of February 19 79, AND known as Trust Number 39320, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to

DENNIS J. ZIDER and RITA B. GOLDBLATT

of (Address of Grantee) 9514 North Tripp, Skokie, Illinois 60076

the following described real estate in COOK County, Illinois:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION OF REAL ESTATE BEING CONVEYED.

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.

LEGAL DESCRIPTION FOR DEED

PARCEL 1: UNIT NO. 203-C, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFORESAID NORTHWEST 1/4; THENCE NORTH 5262 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4; THENCE WEST 155.61 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID NORTHWEST 1/4, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING WEST 174.98 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 73.55 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTHWEST 1/4; THENCE EAST 174.98 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 73.55 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, TO THE HERETOFORE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

25435239

which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Coventry Place Condominium Building No. 13 made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated February 28, 1979 and known as Trust No. 39320, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25299619, together with an undivided 5.7562 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

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 aforementioned Declaration of Condominium Ownership and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

PARCEL 2: 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 Covenants, Conditions, Restrictions and Easements for The Coventry Place Homeowners' Association dated the 16th day of May, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25299611, and also registered with the Office of Registrar of Titles, Cook County, Illinois, as Document No. 3138686, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyances and mortgages of said remaining property or any of them.

EXHIBIT A

228 10 344

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
APR 2 1980
17.50

UNOFFICIAL COPY

Property of Cook County Clerk's Office

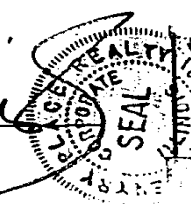
PATI 142828 1A

TO HAVE AND TO HOLD the same unto said grantees not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of grantees forever.

The Developer, COVENTRY PLACE REALTY INC., an Illinois corporation, hereby certifies and warrants that any tenant of the unit hereby conveyed either waived or failed to exercise the right of first refusal or had no right of first refusal with respect to this unit.

COVENTRY PLACE REALTY INC.,
an Illinois corporation

By [Signature]
President



IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Secretary, this 24th day of August, 1979.



HARRIS Trust and Savings BANK
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 HARRIS TRUST AND SAVINGS BANK, 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 Bank 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 Bank caused the corporate seal of said Bank 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 Bank for the uses and purposes therein set forth.

This instrument prepared by
Norman L. Rothenbaum
ROSENTHAL AND SCHANFIELD
55 East Monroe Street
Chicago, Illinois 60603

Given under my hand and Notarial Seal this 17th day of March 1979

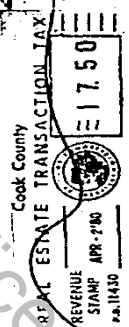
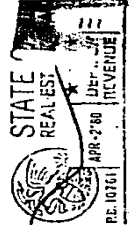
[Signature]
NOTARY PUBLIC
My Commission Expires November 22, 1980

FOR INFORMATION ONLY INSERT
STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

DELIVER BY
Name Dennis Zider
Street 9514 N. Tripp
City Skokie, IL 60076

9250 EMERSON
D-3 PLAINES, IL
UNIT # 203C

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 15



DOCUMENT NUMBER
25435239

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COOK COUNTY
FILED FOR RECORD

1980 APR 24 PM 12:49

Sidney K. Olsen
RECORDER OF DEEDS

25435239

Property of Cook County Clerk's Office

17

EXHIBIT B
(Not Subject to Lease)

The within and foregoing conveyance is made subject to the following:

- 1) General real estate taxes for the year 1979 and subsequent years not due and payable;
- 2) The Condominium Property Act of the State of Illinois (the "Act");
- 3) The Declaration of Condominium Ownership by which the premises is submitted to the Act, including the Plat, and all amendments thereto;
- 4) Declaration of Covenants, Conditions, Restrictions and Easements for the Coventry Place Homeowners' Association and all amendments and exhibits thereto;
- 5) Party wall rights and agreements, easements, covenants, and restrictions and building lines of record;
- 6) Zoning and building laws and ordinances;
- 7) Adverse liens, claims and mortgages, provided Pioneer National Title Insurance Company guarantees the Purchaser and Purchaser's lender, if any, against loss or damage in accordance with its usual and customary endorsement therefor.

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END OF RECORDED DOCUMENT