

TRUSTEE'S DEED (INDIVIDUAL) 25437503 The above space for recorder's use only

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 39321, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to

ROBERT A. CURLEY and ARTHUR S. NICHOLAS, AS TENANTS IN COMMON of (Address of Grantee) Icarus Properties; P. O. Box 945; Lake Forest, IL 60045 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. 108 H, as delineated on the survey of the following described real estate (herein after referred to as "Parcel"):

THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 348.24 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE WEST 393.29 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING WEST 184.97 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 73.51 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE EAST 184.97 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 3.52 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER, TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Courtland Square Condominium Building No. 7 made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated February 28, 1979 and known as Trust No. 39321, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25053439, together with an undivided 4.450172% 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 Courtland Square Homeowners' Association dated the 1st day of March, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25053432, 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

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00 This space for revenue 25437503 25

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Office

# UNOFFICIAL COPY

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Property of Cook County Clerk's Office

The Developer, COURTLAND SQUARE 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.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1980 APR 28 AM 10:55

*Sidney R. Olson*  
RECORDER OF DEEDS

25437503 COURTLAND SQUARE 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 1st day of March, 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.  
THIS INSTRUMENT PREPARED BY:  
MARTIN K. BLONDER, ESQ.  
ROSENTHAL AND SCHANFIELD  
55 EAST MONROE STREET  
CHICAGO, ILLINOIS 60603

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.

Given under my hand and Notarial Seal this 17th day of *March* 1979.  
*Christina M. [Signature]*  
NOTARY PUBLIC  
My Commission Expires November 22, 1980

DELIVER TO:  
Name ICARUS PROPERTIES  
Street PO Box 975  
City LAKE FOREST, ILL  
60045

FOR INFORMATION ONLY INSERT  
STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

8872 Jody Lane  
DES PLAINES, IL  
UNIT # 108H

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 15

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MINISTER OF REVENUE  
14.25  
Cook County  
ESTATE TRANSACTION TAX  
14.25  
REVENUE STAMP

DOCUMENT NUMBER  
25437503

EXHIBIT B  
(Resident Form)

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 Courland Square 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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