

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney K. Olson*  
RECORDER OF DEEDS

1980 MAY 12 PM 1:28  
25453757

25453757

BOOK CO. NO. 016

144913

Form 2459 Rev. 5-77 *03/3000* Individual

The above space for recorders use only

THIS INDENTURE, made this 3rd day of March, 1980, 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 29th day of May, 1979, and known as Trust Number 46628 party of the first part, and BRUCE A. DROUIN, a bachelor, 5400 Carriageway, Rolling Meadows, Illinois party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100-----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:

LEGAL ATTACHED HERETO AND MADE A PART HEREOF:

10<sup>00</sup>

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 TO THE FOLLOWING: (1) Taxes for 1979 and subsequent years; (2) Reservations of easements of record; (3) Restrictions, covenant and conditions of record; (4) Illinois Condominium Property Act;

THIS INSTRUMENT PREPARED BY MICHAEL D. BATLER, 400 West Dundee Road, Buffalo Grove, Illinois 60090

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 every other power and authority lawfully 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 hereunto 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.

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
33 N. LASALLE  
CHICAGO, ILLINOIS

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 APR 25 1980  
Notary Public

DELIVER  
NAME BRUCE A. DROUIN  
STREET 8 OAK CREEK DR. #1802  
CITY Buffalo Grove, Ill. 60090



FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

UNIT 1802  
8 Oak Creek Drive  
Buffalo Grove, Illinois 60090

BOX 533

RECORDER'S OFFICE BOX NUMBER

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
MAY 17 1980 17.50  
Cook County  
REAL ESTATE TRANSFER TAX  
25453757

1411441 STA 67-75-758E  
Benson/CA

# UNOFFICIAL COPY

## EXHIBIT 1

Unit No. 1802 in The Arbors Condominiums as delineated on the survey of the following described parcel of real estate:

Part of Lot "C" in Buffalo Grove Unit Number 7, being a Subdivision in Sections 4 and 5, Township 42 North, Range 11, East of the Third Principal Meridian, and part of the East 700 feet of the West 3/4 of the Southwest 1/4, Section 4, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached as Exhibit A to the Declaration of Condominium Ownership made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 29, 1979 and known as Trust No. 46628, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25401557; together with its respective undivided percentage interest in the Common Elements as set forth in said Declaration of Condominium Ownership, together with the tenements and appurtenances thereto belonging.

Party of the first part also hereby grants to party of the second part, its successors and assigns, as rights and easements appurtenant to the above conveyed real estate, the rights and easements for the benefit of said property set forth in said Declaration of Condominium Ownership and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium Ownership for the benefit of the remaining property described therein, and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration of Condominium Ownership the same as though the provisions of said Declaration of Condominium Ownership were recited and stipulated at length herein.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT OR IS THE PURCHASER OF THE UNIT.

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