

UNOFFICIAL COPY

TRUSTEE'S DEED

25460899

602512
67.73.114
JD

Stamp affixed to #7 3/16/75

16-11 0869

The above space for recorders use only

THIS INSTRUMENT, made this 27TH day of MARCH, 19 80, between EXCHANGE NATIONAL BANK OF CHICAGO, a national banking association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 15 day of JUNE, 19 78, and known as Trust Number 34034, party of the first part, and

JOAN KREBS, A SPINSTER

, party of the second part.

Address of Grantee(s): 8020 Waukegan Road, Morton Grove, Ill

This instrument was prepared by the Trust Department, Exchange National Bank of Chicago, La Salle & Adams Streets, Chicago, Ill. 60603. SANFORD KOVITZ FIRST VICE PRESIDENT

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 convey and quitclaim unto said party of the second part, the following real estate, situated in COOK County, Illinois, to-wit:

Unit No. 503E in Grove Manor Condominium as delineated on the survey of the parcel of real estate described in the Rider attached hereto and made a part hereof, which survey is attached as Exhibit "A" to Condominium Declaration registered with the Registrar of Titles of Cook County as Document No. 3149690 and recorded with the Recorder of Deeds of Cook County as Document No. 25387987, together with its undivided percentage interest in the Common Elements, and together with the right to the exclusive use and possession for parking purposes of that Limited Common Element delineated as Parking Space(s) No. 11 on the Survey attached as Exhibit "A" to the said Condominium Declaration, and the right to the exclusive use and possession of those additional Limited Common Elements as defined by the Condominium Declaration which are contiguous to and serve the aforesaid unit exclusively.

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-described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Condominium Declaration, and the Party of the First Part 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 deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the aforementioned Condominium Declaration and Exhibits thereto and in the Condominium Property Act of Illinois, the same as though the provisions of said Declaration and Act were recited at length herein; the terms of the Declaration of Covenants, Conditions, Restrictions and Easements for the Morton Grove Estates Homeowners Association; taxes for the year(s) 1979 and subsequent years; covenants, conditions and restrictions of record and those subsequently filed of record if authorized by the Condominium Declaration; private, public and utility easements; roads and highways if any, and rights of the public into, over, upon and across all public highways; building lines, easements, cross easements and restrictions of record; party wall rights and agreements if any; applicable zoning or building laws or ordinances; mortgage, if any, of Party of the Second Part.

Do Not Deliver
RETURN TO
Transfer Desk

25460899

RIDER

THE LEGAL DESCRIPTION OF THE REAL ESTATE AT 8600-8610 WAUKEGAN ROAD, MORTON GROVE, COOK COUNTY, ILLINOIS IS AS FOLLOWS:

THE FOLLOWING THREE PARCELS OF PART OF: LOT 183 (EXCEPT THE NORTH 24.10 FT. THEREOF), LOTS 174 TO 182, BOTH INCLUSIVE, (EXCEPTING FROM SAID LOTS THE NORTH 24.10 FT. THEREOF), LOTS 174 TO 182, BOTH INCLUSIVE, LOTS 292 TO 299, BOTH INCLUSIVE, LOT "D" AND LOT "E" ALL IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO THE FOLLOWING PUBLIC STREETS AND ALLEYS LOCATED AND HERETOFORE VACATED BY THE VILLAGE OF MORTON GROVE, ILLINOIS, AND BEING IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL OF THE 16 FT. PUBLIC ALLEY ABUTTING ON AND LYING BETWEEN LOTS 292 TO 299 INCLUSIVE ON THE SOUTH, AND LOTS 318 TO 325, INCLUSIVE, ON THE NORTH, ALL OF THE 16 FT. PUBLIC ALLEY ABUTTING ON AND LYING BETWEEN LOT "D" ON THE WEST AND LOT "E" ON THE EAST, ALL OF THE 16 FT. PUBLIC ALLEY ABUTTING ON AND LYING ADJACENT TO LOT 325 (EXCEPT THE NORTH 24.10 FT.) ON THE WEST AND LOTS 178 TO 183, INCLUSIVE, ON THE EAST AND EXTENDING BETWEEN THE NORTH LINE OF LOT 325 (EXCEPT THE NORTH 24.10 FT.) AS EXTENDED EASTERLY, AND THE NORTH LINE OF LOT 299 AS EXTENDED EASTERLY, ALL OF THAT PART OF THE PUBLIC STREET KNOWN AS GREENLEAF AVENUE ABUTTING ON AND LYING BETWEEN LOTS 292 TO 299 INCLUSIVE ON THE NORTH AND LOT "D" ON THE SOUTH,

ALL THAT PART OF THE 16 FOOT PUBLIC ALLEY ABUTTING ON AND LYING ADJACENT TO LOT 299 ON THE WEST AND LOTS 174 TO 178, INCLUSIVE, ON THE EAST AND EXTENDING SOUTH OF THE NORTH LINE OF LOT 299 AS EXTENDED EASTERLY, ALL THAT PART OF THE PUBLIC STREET KNOWN AS GREENLEAF AVENUE ABUTTING ON AND LYING BETWEEN LOT 174 ON THE NORTH AND LOT "C" ON THE SOUTH, LYING EAST OF THE EAST LINE OF LOT 299 AS EXTENDED SOUTH AND WEST OF THE WEST LINE OF WAUKEGAN ROAD, IN THE FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

25460899

PARCEL 1, (EAST BUILDING) COMMENCING AT A POINT ON THE WEST LINE OF WAUKEGAN ROAD 265.0 FT. NORTH OF THE SOUTHEAST CORNER OF LOT "E" AFORESAID; THENCE WEST AT RIGHT ANGLES TO WEST LINE OF WAUKEGAN ROAD 24.0 FT. FOR A PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG SAID RIGHT ANGLE LINE 107.50 FT.; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 81.0 FT.; THENCE EAST AT RIGHT ANGLES 6.0 FT.; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 135.0 FT.; THENCE EAST AT RIGHT ANGLES 107.50 FT. TO A POINT 24.0 FT. WEST OF THE WEST LINE OF WAUKEGAN ROAD; THENCE NORTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 216.0 FT. TO THE PLACE OF BEGINNING.

PARCEL 2, (WEST BUILDING) COMMENCING AT A POINT ON THE WEST LINE OF WAUKEGAN ROAD 265.0 FT. NORTH OF THE SOUTHEAST CORNER OF LOT "E" AFORESAID; THENCE WEST AT RIGHT ANGLE TO THE WEST LINE OF WAUKEGAN ROAD 187.50 FT. FOR A PLACE OF BEGINNING; THENCE CONTINUING WEST ALONG SAID RIGHT ANGLE LINE 107.50 FT.; THENCE SOUTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 216.0 FT.; THENCE EAST AT RIGHT ANGLES 107.50 FT.; THENCE NORTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 135.0 FT.; THENCE EAST AT RIGHT ANGLES 6.0 FT.; THENCE NORTH PARALLEL WITH SAID WEST LINE OF WAUKEGAN ROAD 81.0 FT. TO THE PLACE OF BEGINNING.

PARCEL 3, (GARAGE) BEGINNING AT A POINT ON THE SOUTH LINE OF LOT "E" AFORESAID, 99.0 FT. WEST OF THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINES OF LOT "E", ADJUTING VACATED ALLEY AND LOT "D" 136.0 FT.; THENCE NORTH AT RIGHT ANGLES 24.0 FT.; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOT "C" AND LOT "D" 135.0 FT.; THENCE SOUTH AT RIGHT ANGLE 24.0 FT. TO THE PLACE OF BEGINNING.

Do Not Deliver
RETURN TO
Transfer Desk

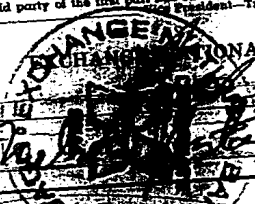
67-73-774

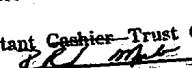
second part

SEE RIDER ATTACHED

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 its Vice President—Trust Officer and attested by its Assistant Cashier—Trust Officer, the day and year first above written.

By:  Vice President—Trust Officer

Attest:  Assistant Cashier—Trust Officer

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
REGISTERED PROPERTY HERE

NAME: Zack
STREET: 115 S. LaSalle
CITY: Chicago 60603

INSTRUCTIONS
RECORDER'S OFFICE BOX NUMBER

25460899
Document Number

UNOFFICIAL COPY

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

DOLLY G. JENKINS

a Notary Public in and for said County, in the state aforesaid. DO HEREBY CERTIFY

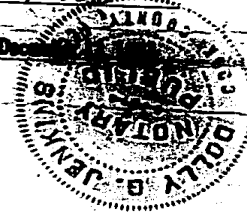
Vice President—Trust Officer of EXCHANGE NATIONAL BANK OF CHICAGO, and
MELVIN J. FOSTER

Assistant Cashier—Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such. Vice President—Trust Officer and Assistant Cashier—Trust Officer 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 Cashier—Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his 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 28TH day of APRIL, 1980

Dolly G. Jenkins
Notary Public

My Commission Expires December 31, 1981



25460899

Property of Cook County Clerk's Office

MAY 19 80 11 58 AM

RECORDS OF ILLINOIS
COUNTY OF COOK

DELIVER TO
WARRANT
BOX 533

20
1261958
DUPLICATE

MAY 19 11 24 AM '80
REGISTERED OFFICES
R. J. Jones

Do Not Deliver
RETURN TO
Transfer Desk



1980 MAY 19 PM 1 18