

UNOFFICIAL COPY

TRUSTEE'S DEED

LEGAL DESCRIPTION RIDER FOR

THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM I

Parcel 1:
UNIT NO. 4-M in THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM I, as delineated on a survey of the following described real estate: That part of the Northeast quarter of Section 3, Township 42 North, Range 12, East of the Third Principal Meridian, being more particularly described as follows: Commencing at the point of intersection of a line drawn 50.00 feet (measured at right angles) West of and parallel to the East line of the Northeast quarter of said Section 3, with a line drawn 366.00 feet (measured at right angles) North of and parallel to the South line of the Northeast quarter of the Northeast quarter of said Section 3; thence North 89°-54'-25" West, along the last described parallel line 152.88 feet; thence North 0°-05'-35" East, 90.36 feet to the true point of beginning; thence North 64°-54'-25" West, 117.00 feet; thence North 25°-05'-35" East, 197.31 feet; thence North 19°-54'-25" West, 197.31 feet; thence North 70°-05'-35" East, 117.00 feet; thence South 19°-54'-25" East, 185.00 feet; thence South 2°-35'-24" West, 112.28 feet; thence South 25°-05'-35" West, 185.00 feet to the point of beginning, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25415821, together with its undivided percentage interest in the Common Elements.

ALSO:

Parcel 2:
Easements for ingress and egress for the benefit of parcel 1 as set forth in the Declaration of Easements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded as Document No. 25415820

ALSO:

Parcel 3:
A perpetual non-exclusive easement of use for the purpose of 2-way vehicular traffic (passenger vehicles and trucks) and pedestrian access to and between the above described property and abutting roads and highways, over and across that parcel of land known as Rudolph Road.

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 real estate, the rights and easements for the benefit of said property set forth both in the aforementioned Declaration of Condominium and in that certain Declaration of Easements, Restrictions And Covenants For THE Condominiums Of Northbrook Court Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25415820 (hereinafter referred to as "Community Declaration"); and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth both in said Declaration of Condominium and Community Declaration for the benefit of the remaining property described therein.

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

END OF RECORDED DOCUMENT