

# UNOFFICIAL COPY

POTI H & T 96-18279

TRUSTEE'S DEED (JOINT TENANCY) 25482279 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 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

EDWARD P. MEGRANT and MARY M. MEGRANT

of (Address of Grantee) 2037 West Berwyn, Chicago, Illinois 60625

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. 107-G, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

THAT PART OF THE LAST 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 272.50 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4; THENCE WEST 70.07 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 73.56 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 174.98 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTHWEST 1/4; THENCE EAST 73.56 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 174.98 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 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 Coventry Place Condominium Building No. 11 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. 25299617, together with an undivided 7.7354 % 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.

This space for rec

REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JUN 10 80  
P. 11430  
\$ 23.50

25482279

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NOTE 14 & 792-106278

Property of COVENTRY PLACE REALTY INC.

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.

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 24 day of August, 1979.

[Signature]  
NOTARY PUBLIC

My Commission Expires March 6, 1980

FOR INFORMATION ONLY INSERT  
STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

D  
E  
L  
I  
V  
E  
R  
Y

David C. Brezina atty in law  
29 South LaSalle Side 730  
Chgo, Ill. 60603

446 Lee Rd #107-G  
Des Plaines, Ill. 60016

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 15

REAL ESTATE TRANSACTION  
STAMP JUN 1980  
\$ 23.50

COOK COU  
REAL ESTATE TRANSACTION  
STAMP JUN 1980  
\$ 23.50

STATE OF ILLINOIS  
DEPT. OF REVENUE  
DEPT. OF REVENUE  
STAMP JUN 1980  
\$ 23.50

618881

618881  
INSTRUMENT NUMBER

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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 are 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.

25482279

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COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1930 JUN 10 PM 2:18

*Sidney K. Olson*

RECORDER OF DEEDS

25482279

Property of Cook County Clerk's Office

**END OF RECORDED DOCUMENT**