

UNOFFICIAL COPY

TRUSTEE'S DEED (INDIVIDUAL) 25 484 364 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

RALPH R. BARZDITIS

of (Address of Grantee) 626 Forest View, Park Ridge, Illinois 60068

the following described real estate in COOK County, Illinois:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION OF REAL ESTATE BEING CONVEYED.

LEGAL DESCRIPTION FOR DEED

PARCEL 1: UNIT NO. 108-H, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

THAT PART OF THE EAST 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 52.32 FEET ALONG THE EAST LINE OF SAID NORTHWEST 1/4; THENCE WEST 155.61 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 174.98 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 73.56 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID NORTHWEST 1/4; THENCE EAST 174.98 FEET ALONG A LINE DRAWN PERPENDICULARLY TO THE EAST LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 73.56 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 "E" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Coventry Place Condominium Building No. 13 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. 25299614, together with an undivided 4.6182 % 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.

EXHIBIT A

PNT/142885 1/23

This space for Clerk's stamps

10

25 484 364

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, FEBRUARY 28, 1979, DOCUMENT NO. 25 484 364

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

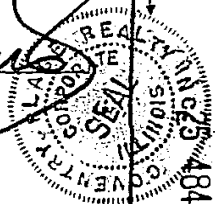
This space for recording 484 364

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.

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

[Signature]
President



IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its August Vice President and attested by its Assistant Secretary, this 24th day of August, 19 79.

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

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 24 day of August

[Signature]
NOTARY PUBLIC
My Commission Expires March 3, 1980



DELIVERY
Name RALPH BARZDITIS
Street 9250 EMERSON #108H
City DES PLAINES ILL 60016

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
9250 EMERSON #108H
DES PLAINES ILL 60016

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 15

UNOFFICIAL COPY

COOK 016
CO. 161 016
33845
P.S. 10761
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUN 12 '80
DEPT. OF REVENUE
14.50

0031
13100
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUN 12 '80
P.S. 11430
14.50

25 484 364

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS
FILED FOR RECORDS
1980 JUN 12 PM 1:31

William H. Olson
RECORDS OF DEEDS
25484364

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 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 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.

25 484 364

END OF RECORDED DOCUMENT