

UNOFFICIAL COPY

25516929

Joint Tenancy

11.00

COOK CO. NO. 016 149140

TRUSTEE'S DEED

THIS INDENTURE, made this 30th day of June, A.D. 1980, between LA SALLE NATIONAL BANK, a national banking association, of Chicago, Illinois, as Trustee under the provisions of the Deed in Trust, duly recorded and delivered to said Bank in pursuance of the Trust Agreement dated the 27th day of September, 1979, and known as Trust No. 101811 ("Grantor"), and

William T. McClain and Wanda B. McClain, his wife, as joint tenants ("Grantees")

whose address is 744 Oak Street, Winnetka, Illinois

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell, and convey unto Grantees the following described real estate, together with the easements and all rights, easements, and other appurtenances thereunto belonging, situated in Cook County, Illinois, to wit:

Unit No. 744 (the "Unit"), as delineated on the Plat of Survey of the real estate and improvements thereon legally described in Exhibit "A" attached hereto and made a part hereof (the "Property"), which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by Grantor (the "Declaration"), recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25234679, together with an undivided 10.017 percent interest in the Property (excepting from the Property all the property and space comprising all the Units thereof as defined and set forth in said Declaration and Survey).

Grantor further specifically grants to Grantees and Grantees' successors and assigns, as rights and easements appurtenant to the Unit, the rights and easements for the benefit of the Unit set forth in the Declaration, and Grantor reserves to itself and its successors and assigns the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

TO HAVE AND TO HOLD the same unto Grantees, not in tenancy in common but in joint tenancy, and to the proper use, benefit, and behoof of Grantees forever.

This instrument is made subject to current general real estate taxes not yet due and payable; special taxes or assessments or installments thereof assessed or due after the date this instrument is recorded and unconfirmed special taxes and assessments, if any; public roads and highways, easements for private roads (including existing concrete walk and gutter overhang), building lines and building and liquor restrictions of record, if any; easements, covenants, conditions, rights, reservations, and restrictions contained in or implied from the Declaration and any amendments thereto, the same as though the provisions of the Declaration were recited and stipulated at length herein; existing encroachment onto Property of concrete curbing of neighboring land; other encroachments, liens, and other matters, if any, covered by title insurance at Grantor's expense; applicable zoning and building laws and ordinances; limitations and conditions imposed by the Condominium Property Act of the State of Illinois; existing lease, if any, of the Unit; and acts done or suffered by Grantees.

THE TENANT, IF ANY, OF THE UNIT OTHER THAN GRANTEES EITHER HAS WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, OR HAD NO SUCH RIGHT OF FIRST REFUSAL, PURSUANT TO SECTION 30 OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS.

COOK COUNTY, ILLINOIS FILED FOR RECORD

1980 JUL 16 PM 2:22

RECORDER OF DEEDS

25516929

Original

CANCELLED STATE OF ILLINOIS DEPT. OF REVENUE 1980 STATE TRANSFER TAX \$89.00

CANCELLED Cook County REVENUE STATE TRANSACTION TAX \$10.00

25516929

Call 371338-67-77-298N



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

All that part of Block 37 in Winnetka, being a subdivision of the North East 1/4 of Section 20 and the North fractional half of Section 21, Township 42 North, Range 13 East of the Third Principal Meridian, according to the plat thereof recorded March 1, 1858 in Book 143 of Maps Page 53 as Document 98349 and re-recorded on August 8, 1873 as Document 119381, described as follows:

Beginning at a point in a line 150 feet west of (as measured at right angles) and parallel with the westerly line of Maple Street, 137.48 feet south (as measured along said parallel line) of the south line of Oak Street; thence south along said parallel line 53.12 feet to its intersection with a line 240 feet south of (as measured at right angles) and parallel with the south line of Oak Street; thence west parallel with the south line of Oak Street 50.12 feet to the intersection with a line 200 feet west of (as measured at right angles) and parallel with the west line of Maple Street; thence south parallel with the west line of Maple Street 4.61 feet to the intersection with a line drawn at right angles to the easterly line (as it existed May 29, 1951) of the right of way of the Chicago, North Shore and Milwaukee Railroad at a point 95 feet northerly from (as measured along said easterly right of way line) the north line of Cherry Street; thence southwesterly along said line drawn at right angles to the easterly line of said right of way 6.45 feet, thence south 126.46 feet parallel with the west line of Maple Street to a point on the north line of Cherry Street which is 56 feet west of (as measured along said north line of Cherry Street) a line 150 feet west of (as measured at right angles) and parallel with the west line of Maple Street; thence west along the north line of Cherry Street, 87.46 feet to a point 18 feet east of (as measured along said north line of Cherry Street) the easterly right-of-way line of the Chicago and Northwestern Railway; thence northwesterly in a straight line of 148.62 feet to a point which is 68.17 feet northeasterly from (as measured at right angles) the easterly right-of-way line of the Chicago and Northwestern Railway and which point is 248.02 feet south of (as measured at right angles) the south line of Oak Street; thence northwesterly in a straight line 260.43 feet to a point in the southerly line of Oak Street as relocated, which point is 72.48 feet northeasterly from (as measured at right angles) the easterly right-of-way line of the Chicago and Northwestern Railway; thence northeasterly along the southerly line of Oak Street as relocated, 50.0 feet to its intersection with the south line of Oak Street, as originally located; thence east along the south line of Oak Street, as originally located, and as presently located 105.37 feet; thence south at right angles to the south line of Oak Street 136 feet; thence east parallel with the south line of Oak Street 36 feet; thence south at right angles to the south line of Oak Street, 51.01 feet to a line parallel with the south line of Oak Street and running through the point of beginning; thence east along said last mentioned parallel line 163.56 feet to the point of beginning, all in Cook County, Illinois.

25516929

END OF RECORDED DOCUMENT