39321°f -Trust Agreement dated the 28th

19 79 AND known as Trust Number , in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to

KUNG CHAO NI and JEANNIE NI, his wife,
YING HO and IVY WAIKUEN HO, his wife
of (Address of Grantee) 2511 Happy Hollow Road,
NOT AS TENANTS IN COMMON, BUT As
the following described real estate in Cook

County, Illinois: the following described real estate in

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

00

LEGAL DESCRIPTION FOR DEED

UNIT NO. 105-E as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

> THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 10. TOWNSHIP 41 NORTH, RANGE 12 EAT OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING A TIE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 61.40 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE VEST 60.22 FEET ALONG A LINE DRAHM PERPENDICULAR TO THE EAST LIVE OF SAID SOUTHEAST QUARTER, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING WEST 73.54 FEET ALONG THE WESTER'Y EXTENSION OF SAID PERPENDICULAR LINE: THENCE HORTH 183.75 FEET ALONG A 110, DRAWN PRABLLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST 400 TO; THENCE EAST 73.54 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 183.06 FEET / ONG & LINE DRAWN PAR-ALLEL WITH THE EAST LINE OF THE AFORESAID SOLTHEAST QUARTER, TO THE HEREINABOVE DESIGNATED FOINT OF BEGINNING, IN COO. LOUNTY, ILLINOIS.

which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Courtland Square Condominium Luiding No. made by Harris Trust and Savings Bank, as Trusts under Trust Agreement dated February 28, 1979 and known trust No. 39321, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25053434 , twostler with an undivided 5.652921 % 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 afore-mentioned 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.

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 Courtland Square Homeowners' Association dated the 1st day of March, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25053432, which is incorporated herein by reference NO. 25053432, 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 morrographs of said remaining property. mortgages of said remaining property or any of them.

EXHIBIT A

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT "B" ATT. C'.F , HERETO.

TO HAVE AND TO HOLD the sume unto said grantees not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of graitees forever.

The Developer, COURTLAND SQUARE AFALTY 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.

HARRIS Trust and Savings BANK as Trustee as aforesaid, and not personally,

It the undersigned, a HEREBY CERTIFY that the took the same person such that the same person is the same person to the same p

My Commission Expires March FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

INSTRUCTIONS

Name

Street City

RECORDER'S OFFICE BOX NUMBER

BUGE + HIGGIAS

5812 no. MILwanker

CHICA GO, EL 60646

ATTA: C. HIGGIAS

UAIT# 105-6

UNOFFICIAL COPY

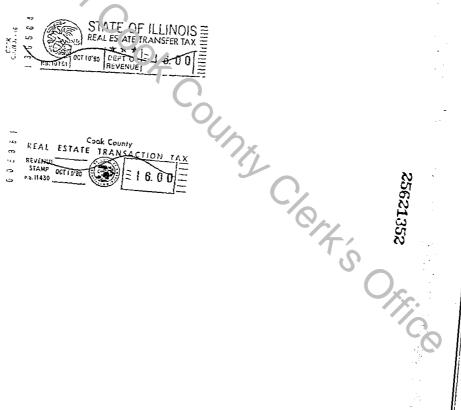
EXHIBIT B

The within and foregoing conveyance is made subject to the following:

- General real iscate 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 Cwnership 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 Courtland Scrave Homeowners' Association and all amendments and exhibits thereto;
- Party wall rights and agreements, easements, covenants, and restrictions and building lines or record;
- 6) Zoning and building laws and ordinances
- Adverse liens, claims and mortgages, provided Rioneer National Title Insurance Company guarantees the Purchaser and Purchaser's lander, if any, against loss or damage in occordance with its usual and customary endorsement therefor.

5621352





REAL ESTATE

END OF RECORDED DOCUMENT