

UNOFFICIAL COPY

25730387

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDER OF DEEDS

1028 d 30 053

1981 JAN -9 AM 9:00

25730387

Form 2459 Rev. 5-77

Individual

The above space for recorder's use only

68 12 7576

4/14/7843

THIS INDENTURE, made this 10th day of October, 1980, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 30th day of May, 1980, and known as Trust Number 49700 party of the first part, and JULIA K. HILTWEIN, 4838 West Howard Street, Skokie, Illinois party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL ATTACHED HERETO AND MADE A PART HEREOF:

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

SUBJECT TO THE FOLLOWING: (1) Taxes for 1980 and subsequent years; (2) Reservations of easements of record; (3) Restrictions, covenants and conditions of record; (4) Illinois Condominium Property Act; THIS INSTRUMENT PREPARED BY MICHAEL D. BATLER Attorney at Law 400 WEST DUNDLE ROAD BUFFALO GROVE, ILL. 60090

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power of authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be written to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally,



By _____ TRUST OFFICER VICE PRESIDENT

Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK

THIS INSTRUMENT PREPARED BY

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 33 N. LA SALLE CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, Vice President and Assistant Secretary respectively, appeared before me this day personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 National Banking Association 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 National Banking Association caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

DEC 09 1980

Date

Adela S. Baum Notary Public

DELIVERY INSTRUCTIONS
NAME Le Roy W. GUNDEON, ESQ.
STREET 540 W. FRONTAGE ROAD
CITY NORTHFIELD, ILL 60093
OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
UNIT 209
4838 West Howard Street
Skokie, Illinois 60076

RECORDER'S OFFICE BOX NUMBER

BOX 533

COOK COUNTY, ILLINOIS
STATE OF ILLINOIS
RECORDING
JAN 9 1981
1850

CANCELLED
PEAL ESTATE TRANSACTION
JAN 9 1981
1850

Document Number
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Unit No. 209 and ~~Covered Parking Space No. xxxxxxxx~~ in Lincoln Point Condominium as delineated on a survey of the following described real estate:

Lots 3 to 10 both inclusive, in Howard Street and Lincoln Avenue subdivision in Block 17 in Circuit Court Partition in the Northeast 1/4 of Section 28, Township 41 North, Range 13 East of the Third Principal Meridian, together with the Northeasterly 12 feet of the 16 foot vacated alley lying Southwesterly of and adjoining said lots, Except that part of aforesaid 16 foot vacated alley described as follows: Commencing at the West corner of aforesaid Lot 3 thence Southwesterly, in the Northwesterly line of aforesaid Lot 3 extended Southwesterly, a distance of 12 feet to a point, thence Southeasterly parallel to the Southwesterly line of aforesaid Lot 3 a distance of 12.57 feet to a point, thence East, in a line to a point in the Southwesterly line of aforesaid Lot 3 that is 23.98 feet Southeasterly of the aforesaid West corner of Lot 3, a distance of 16.56 feet, thence Northwesterly in the aforesaid Southwesterly line of Lot 3 a distance of 23.98 feet to the point of beginning, in Cook County, Illinois,

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document No. 25700790, together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to parties of the second part, 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, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT OR IS THE PURCHASER OF THE UNIT.

3% of the purchase price of this unit will be placed in an escrow account for at least one year for the purpose of guarantying the warranties of the seller, as provided by the Skokie Village Code. Any rights the purchaser may have to the escrow account shall inure to the benefit of subsequent purchasers of the unit. For further details, consult the Skokie Legal Department.

END OF RECORDED DOCUMENT