

UNOFFICIAL COPY

0716 200 025

STEEPLE HILL CONDOMINIUM

TRUSTEE'S DEED

10.00

25745320

Donal 7/1406382 6761037

THIS INDENTURE, made this 2nd day of January, 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 29th day of September, 1978, and known as Trust No. 44099, Grantor, and KIKI G. VALOS and DIANE G. VALOS

, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto the Grantee, not as Tenants in Common but as Joint Tenants, the following described real estate, situated in Cook County, Illinois, together with tenements and appurtenances thereunto belonging:

Unit No. 12-201 in Steeple Hill Condominium, as delineated upon the Survey of the following described real estate: Lot 1 of Hoffman Estates Apartments, a Subdivision in the North East 1/4 of Section 16, Township 41 North, Range 10 East of the Third Principal Meridian in Cook County, Illinois; which Survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Covenants, Easements and Restrictions recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25288100; together with its undivided percentage interest in the Common Elements.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This Trustee's Deed is subject to general real estate taxes not due and payable; agreements, easements, covenants and restrictions and building lines of record; limitations and conditions imposed by the Condominium Property Act of the State of Illinois; the terms, provisions and covenants contained in, and rights and easements established by, the aforesaid Declaration, including all amendments and exhibits thereto, and conditions of title therein set forth; applicable zoning and building laws and ordinances; acts done or suffered by Grantee or anyone claiming by, through, or under Grantee; and rights of the tenant under the existing lease of the above described Unit, if any.

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

This deed is executed by Grantor, as Trustee, as aforesaid, pursuant to and in the exercise of the power and 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, and of every other power and authority thereunto enabling.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

19-
CANCELED
JAN 21 1981
C.T.I.

19-
CANCELED
STATE OF ILLINOIS
DEPT. OF REVENUE
REAL ESTATE TRANSFER TAX
1 3 3 2 7
CO. NO. 016

25745320

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, and has caused its name to be signed 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

ATTEST:

[Signature]
ASSISTANT SECRETARY

By: *[Signature]*
Vice President

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, Grantor, personally known 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 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 Notarial Seal this 21 day of JAN , 1980.

MY COMMISSION EXPIRES:

My commission expires November 21, 1983

[Signature]
Notary Public

DELIVERY INSTRUCTIONS:

NICK LEAMMAS
124 GRAND CENTRAL
SCH 14 60193

ADDRESS OF GRANTEE:

124 GRAND CENTRAL
SCH 14 60193

ADDRESS OF PROPERTY:

615 HILL DRIVE APT 201
Hoffman Estates, Illinois

THIS INSTRUMENT PREPARED BY:

Mark J. Horne, Esq.
Horne & Karchmar
10 South LaSalle Street
Chicago, Illinois 60603
(312) 236-9744

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1981 JAN 21 PM 1:01

[Signature]
RECORDED OF DEEDS
25745320

25745320

END OF RECORDED DOCUMENT