

# UNOFFICIAL COPY

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## TRUSTEE'S DEED

THE CONDOMINIUMS  
OF NORTHBROOK COURT  
CONDOMINIUM II

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

1981 JAN 23 AM 10:03

*Sidney R. Ottom*  
RECORDER OF DEEDS

25748434

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 15th day of October, 1980, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed of trusts in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 14th day of November, 1978, and known as Trust Number 10 73655, party of the first part, and Eugene B. Shapiro and Marlene R. Shapiro, his wife,

not as tenants in common, but as joint tenants, parties of the second part. WITNESSETH that said party of the first part, in consideration of the sum of Ten and no/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION RIDER ATTACHED HERETO

Together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common, but in joint tenancy.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed of trusts in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage of any there be of record in said county given to secure the payment of money, and remaining unpaid as at the date of the delivery hereof.

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 signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,

By *[Signature]* Assistant Vice-President

Attest *[Signature]* Assistant Secretary



STATE OF ILLINOIS, COUNTY OF COOK, SS.



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

Given under my hand and Notarial Seal JAN 20 1981 Date

*[Signature]* Notary Public

DELIVER

NAME: Friedman & Koven  
Kathleen M. Vyborny  
STREET: 209 South LaSalle Street  
CITY: Chicago, Illinois 60604

ADDRESS OF GRANTEES  
Unit 3-F  
1250 Rudolph Road  
Northbrook, Illinois 60062

BOX 533

INSTRUCTIONS  
RECORDER'S OFFICE BOX NUMBER  
F. 324 R. 2/77 TRUSTEE'S DEED (Recorder's) - Joint Tenancy

THIS INSTRUMENT WAS PREPARED BY:  
FREDRICK ROTHENBERG  
180 North LaSalle Street  
Suite 1625  
Chicago, IL 60601

10.00

68-07-630E 1416694 Smith, J.

COOK CO. NO. 016  
1 5 0 9 8

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
68.00

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
68.00

COOK COUNTY  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
68.00

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COOK COUNTY

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TRUSTEE'S DEED  
LEGAL DESCRIPTION RIDER  
FOR  
THE CONDOMINIUMS OF NORTHBROOK COURT  
CONDOMINIUM II

Parcel 1:  
PLOT NO. 3-F in THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM II, as delineated on a survey of the following described real estate: That part of the Northeast Quarter of Section 3, Township 42 North, Range 12, East of the Third Principal Meridian, being more particularly described as follows: Commencing at the point of intersection of a line drawn 50.00 feet West and parallel with the East line of the Northeast Quarter of the Northeast Quarter of said Section 3, with the South line of Lake-Cook Road per Document No. 23113812; thence North 89°-56'-42" West, along the said South line of Lake-Cook Road, 482.15 feet; thence South 00°-03'-18" West, 128.95 feet; thence South 53°-09'-43" West, 42.42 feet; thence South 74°-54'-25" East, 20.90 feet to the true point of beginning of the herein described parcel of land; thence South 74°-54'-25" East, 197.31 feet; thence North 60°-05'-25" East, 197.31 feet; thence South 29°-54'-25" East, 117.00 feet; thence South 60°-05'-35" West, 185.00 feet; thence South 82°-35'-30" West, 112.20 feet; thence North 74°-54'-25" West, 185.00 feet; thence North 15°-05'-30" East, 117.00 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25627766, together with its undivided percentage interest in the Common Elements.

Parcel 2:  
Easements for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Restrictions and Covenants for THE Condominiums of Northbrook Court Community Association recorded as Document No. 25415820; and as amended from time to time;

Parcel 3:  
A perpetual non-exclusive easement of use for the purpose of 2-way vehicular traffic (passenger vehicles and trucks) and pedestrian access to and between the above described property and abutting roads and highways, over and across that parcel of land known as Rudolph Road.

Party of the first part also hereby grants to party of the second part, his successors and assigns, as rights and easements appurtenant to the above real estate, the rights and easements for the benefit of said property set forth both in the aforementioned Declaration of Condominium and in that certain Declaration of Easements, Restrictions And Covenants For THE Condominiums Of Northbrook Court Community Association recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25415820 (hereinafter referred to as "Community Declaration"); and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth both in said Declaration of Condominium and Community Declaration for the benefit of the remaining property described therein.

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

END OF RECORDED DOCUMENT