

25833652

This Indenture, made this 2nd day of March 19 81 between CENTRAL NATIONAL BANK IN 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 1st day of May 19 76, and known as Trust Number 21741, party of the first part, and James P. Kellermeier, a bachelor of Hoffman Estates, Illinois, party of the second part.

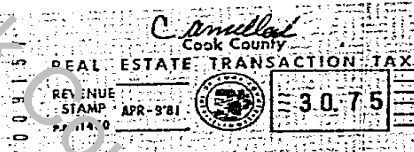
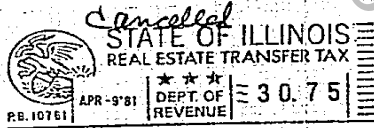
182  
A-142475  
PMT

WITNESSETH that said party of the first part, in consideration of the sum of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

See Exhibit "A" appended hereto and by reference incorporated herein.

11.00

COOK COUNTY ILS  
139887



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. All such grants and conveyances are subject to:

- (1) General Real Estate taxes for the previous and current year not now due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year closing; (2) Special taxes or assessments for improvements not yet completed; (3) Easements, covenants, restrictions and building lines of record and party wall rights; (4) The Illinois Condominium Property Act; (5) Terms, provisions and conditions of Declaration of Condominium Ownership for Lexington Green II Condominiums and Plat of Survey filed with or as an amendment thereto, and all amendments and exhibits to said Declaration; (6) Applicable zoning and building laws and ordinances; (7) Roads and highways, if any; (8) Purchaser's mortgage, if any; and (9) Acts done or suffered by Purchaser, if any

This deed is executed by the party of the first part, 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 provision of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Assistant Trust Officer the day and year first above written.



CENTRAL NATIONAL BANK IN CHICAGO as Trustee, as aforesaid, and not personally,

Michael A. Pappas Vice President

B. M. Santa Ana Assistant Trust Officer

This instrument prepared by Howard D. Galper, Esq. Feiwell, Galper & Lasky, Ltd. 33 North LaSalle Street Chicago, Illinois 60602

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# UNOFFICIAL COPY

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Lidney H. Olson*  
RECORDER OF DEEDS

1981 APR -9 PM 1:13

25833652

COUNTY OF COOK }  
STATE OF ILLINOIS } SS.

I, *Cassie Clifford*

a Notary Public in and for said County, in the State aforesaid, DO HEREBY

CERTIFY, that MICHAEL A. PEREZ, JR.

Vice-President of CENTRAL NATIONAL BANK IN CHICAGO,

B. M. SANTA ANA TRUST OFFICER

a national banking association, and Assistant Cashier of said national banking association, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Assistant Cashier, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth; and the said Assistant Cashier did also then and there acknowledge that he, as custodian of the corporate seal of said national banking association, did affix the said corporate seal of said national banking association to said instrument as his own free and voluntary act, and as the free and voluntary act of said national banking association, as Trustee, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day

of March, 1981

*Cassie Clifford*  
Notary Public.

FEBRUARY 26, 1984

My commission expires



BOX 15

MAIL TO:

GRANTEE'S ADDRESS:

James P. Kellermeyer  
1301 Williamsburg Drive  
Schaumburg, Illinois 60193

The above address is for statistical purposes only and is not a part of this Deed.

Send subsequent tax bills to:

Same as above

DEED

CENTRAL NATIONAL BANK  
IN CHICAGO

As Trustee under Trust Agreement

TO

Central National Bank in Chicago

120 SOUTH LASALLE STREET  
CHICAGO, ILLINOIS  
60603

Form 507-028 (rev. 5/70)

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50000000



EXHIBIT "A"

KELLERMEYER

LEXINGTON GREEN II COACH HOUSES

LEGAL DESCRIPTION

Unit No. G5-17-104-R-D-1 as delineated on a Plat of Survey of a parcel of land being a part of the Southwest Quarter of the Southwest Quarter except the South Half of Section 24, Township 41 North, Range 10 East of the Third Principal Meridian (hereinafter referred to as "Development Parcel") which Survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust Agreement dated May 1, 1976 and known as Trust Number 21741, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, March 25, 1977 as Document 23863582, as amended from time to time, together with a percentage of common elements appurtenant to said Units as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. Together with the exclusive right to the use of Garage Unit No. G5-17-104-R-D-1 as delineated on the aforesaid plat of survey in accordance with the provisions of the aforesaid Declaration as amended from time to time. Trustee also hereby grants to Grantee and Grantee's 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 as amended and Trustee 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.

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**END OF RECORDED DOCUMENT**