

68-22-240E dmo Q



TRUSTEE'S DEED

THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM III

25841008

THE ABOVE SPACE FOR RECORDER'S USE ONLY

COOK CO. NO. 016

170765

THIS INDENTURE, made this 10th day of February, 1981, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds 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 RUTH B. STANLEY & DOLORES KLEIMAN.

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

10.00

COOK COUNTY, ILLINOIS FILED FOR RECORD 1981 APR 16 PM 2:34

RECORDED OF DEEDS 25841008

Together with the tenements and appurtenances thereto belonging, TO HAVE AND TO HOLD the same unto said parties of the second part forever, or 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 or deeds 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 (if any there be) of record in said county given to secure the payment of money, and is not to be released 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

APR 13 1981 Date

[Signature] Notary Public

DELIVERY NAME ALFRED B. TETON STREET 69 W. WASHINGTON CITY CHICAGO, IL 60602 8th FLOOR OR INSTRUCTIONS

ADDRESS OF GRANTEE'S Unit 4-J 1280 Rudolph Road Northbrook, Illinois 60062

THIS INSTRUMENT WAS PREPARED BY:

FREDRICK ROTHENBERG 180 North LaSalle Street Suite 1625 Chicago, IL 60601

BOX 533

CANCELLED STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 38.50 APR 16 1981 COOK COUNTY REAL ESTATE TRANSACTION TAX 38.50 25841008

25786573

Property

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

Parcel 1:

UNIT NO. 3-N in THE CONDOMINIUMS OF NORTHBROOK COURT CONDOMINIUM III, 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, and being more particularly described as follows: Commencing at the point of intersection of a line drawn 50.0 feet (measured at right angles) West of and parallel to the East line of the Northeast Quarter of said Section 3, with a line drawn 366.0 feet (measured at right angles) North of and parallel to the South Line of the Northeast Quarter of said Section 3; thence North 89°-54'-25" West, along the said South line, 421.06 feet; thence North 00°-05'-35" East, 76.05 feet to the true point of beginning of the herein described parcel of land; thence North 34°-54'-25" West, 185.00 feet; thence North 12°-24'-15" West, 112.28 feet; thence North 10°-05'-35" East, 185.00 feet; thence South 79°-54'-25" East, 117.00 feet; thence South 10°-05'-35" West, 197.31 feet; thence South 34°-54'-25" East, 197.31 feet; thence South 50°-05'-35" West, 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. 25786573 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;

ALSO:

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.

25786573

END OF RECORDED DOCUMENT