

UNOFFICIAL COPY

This ~~Deed~~ **Deed**, made this 2nd day of MARCH, 1981,
 between CENTRAL NATIONAL BANK IN CHICAGO, a corporation duly organized and existing as a national bank-
 ing 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 SEPTEMBER, 1977, and known as Trust Number 22718, party of the
 first part, and Armand Goodman, bachelor and David K. Platt, bachelor
Chicago, Ill., not as tenants in common, but as
 joint tenants, parties of the second part.

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10.00

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00)
 Dollars, and other good and
 valuable considerations in hand paid, do hereby grant, sell and convey 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:

Unit No. 1-24-43-L-A-2 ~~is delineated on a Plat of Survey of a parcel of land~~
 as delineated on a Plat of Survey of a parcel of land
 being a part of the West Half of the West Half of Section 3, Township 42 North, Range 11,
 East of the Third Principal Meridian, lying North of the Center Line of McHenry Road, in
 Cook County, Illinois, (hereinafter referred to as "Development Parcel"), portions of which
 Development Parcel are described as being Lexington Commons Unit I Subdivision, being a Sub-
 division of part of the Northwest Quarter of Section 3, aforesaid, according to the Plat
 thereof recorded July 28th, 1978 as Document 24 557 200, and Lexington Commons Unit II Sub-
 division, being a Subdivision of part of the West half of the Northwest Quarter of Section 3,
 aforesaid according to the plat thereof recorded May 23rd, 1979 as Document 24 973 283, which
 survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank
 in Chicago, as Trustee under Trust Agreement dated September 30th, 1977, and known as Trust
 No. 22718, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on Decem-
 ber 11th, 1978 as Document 24 759 029 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 addi-
 tional common elements as such Amended Declarations are filed of record, if 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.*
 Trustee also hereby grants to Grantee and Grantee's successors and assigns, all 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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A-156733

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All such grants and conveyances are subject to:
 (a) General real estate taxes for the year 1981 and subsequent years, in-
 cluding taxes which may accrue by reason of new or additional improvements
 during 1981; (b) Special taxes or assessments for improvements not yet com-
 pleted; (c) Easements, covenants, restrictions and building lines of record
 and party wall rights; (d) The Illinois Condominium Property Act; (e) Terms,
 provisions and conditions of Declaration of Condominium Ownership for Lex-
 ington Commons Coach Houses Condominiums and Plat of Survey filed with or
 as an amendment thereto, and all amendments and exhibits to said Declaration
 (f) Roads and highways, if any; (g) Applicable zoning and building laws and
 ordinances; (h) Acts done or suffered by or judgments against Grantee or
 anyone claiming against Grantee.

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 provisions
 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.

*Together with the exclusive right to the
 use of Garage Unit No. G-1-24-43-L-A-2 as
 delineated on the aforesaid plat of survey
 in accordance with the provisions of the
 aforesaid declaration as amended from time
 to time.

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

By: Michael A. P...
 ATTEST: [Signature]



UNOFFICIAL COPY

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

STATE OF ILLINOIS }
COUNTY OF COOK } SS 301 MAY 12 AM 1981

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I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President and ~~Assistant~~ Trust Officer of the CENTRAL NATIONAL BANK IN CHICAGO, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and ~~Assistant~~ Trust Officer 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~~ Trust Officer then and there acknowledged that said ~~Assistant~~ Trust Officer, 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~~ Trust Officer'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 March 9, 1981
Date

David Clifford
NOTARY PUBLIC
COOK COUNTY, ILLINOIS

This instrument was prepared by:

Howard D. Galper, Esq.
Feiwel, Galper & Lasky, Ltd.
33 North LaSalle Street
Chicago, Illinois 60602

Box 15
MAIL TO:

GRANTEE'S ADDRESS:

Arman H. Goodman and David K. Platt
1157 Northbury Lane - #A2
Wheeling, Ill. 60090

003345
CANCELED
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
MAY 12 '81 DEPT. OF REVENUE 32.50

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

Send subsequent tax bills to:

same as above

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003345
CANCELED
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY 12 '81 32.50
Pd. 11430

DEED
JOINT TENANCY
CENTRAL NATIONAL BANK
IN CHICAGO
As Trustee under Trust Agreement
TO

Central National Bank
120 South LaSalle Street, Chicago, Illinois 60603

FORM 301-008 (REV. 11/72)

END OF RECORDED DOCUMENT