

UNOFFICIAL COPY

Part 25870565 600 P 10/2/79

TRUSTEE'S DEED (INDIVIDUAL)

25870565 The above space for recorder's use only

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said bank in pursuance of a certain Trust Agreement dated the 1st day of October 19 79, AND known as Trust Number 39953, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to

12.00

This space for revenue stamp

Phyllis Cheever
4000 West North Avenue
Chicago, Illinois 60639

the following described real estate in Cook County, Illinois:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION OF REAL ESTATE BEING CONVEYED.

EXHIBIT A

LEGAL DESCRIPTION FOR DEED

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PARCEL 1: UNIT NO. 203-C, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

BUILDING NO. 20

THAT PART OF THE SOUTH 17-1/2 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE NORTH 0 DEGREES 08 MINUTES 38 SECONDS WEST 85.48 FEET ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4; THENCE NORTH 89 DEGREES 51 MINUTES 22 SECONDS EAST 197.53 FEET ALONG A LINE DRAWN PERPENDICULARLY TO SAID WEST LINE TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE NORTH 0 DEGREES 08 MINUTES 38 SECONDS WEST 74.00 FEET ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4; THENCE NORTH 89 DEGREES 51 MINUTES 22 SECONDS EAST 178.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO SAID WEST LINE; THENCE SOUTH 0 DEGREES 08 MINUTES 38 SECONDS EAST 74.00 FEET ALONG A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 51 MINUTES 22 SECONDS WEST 178.00 FEET ALONG A LINE DRAWN PERPENDICULARLY TO SAID WEST LINE TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

REC. STAMP

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which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Park Colony Condominium Building No. 20 made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated October 1, 1979 and known as Trust No. 39953, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25596212, together with an undivided 6.0895 % interest in said Parcel (excepting from said parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and Survey).

Grantor also hereby grants to Grantee, their 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 of Condominium Ownership and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

PARCEL 2: Grantor also hereby grants to Grantee, their 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 Declaration of Covenants, Conditions, Restrictions and Easements for Park Colony Homeowners' Association dated the 15th day of March, 1980, and recorded with the Office of Recorder of Deeds, Cook County, Illinois, as Document No. 25596208, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyances and mortgages of said remaining property or any of them.

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2.00

PMT 112.172 LOP

Property of COOK COUNTY

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.

The Developer, PARK COLONY REALTY INC., an Illinois corporation, hereby certifies and warrants that any tenant of the unit hereby conveyed either waived or failed to exercise the right of first refusal or had no right of first refusal with respect to this unit.

PARK COLONY REALTY INC., an Illinois corporation

By [Signature] President

[Signature] Recorder of Deeds

RECORDER OF DEEDS

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COOK COUNTY ILLINOIS FILED RECORD

1981 MAY 14 AM 10:11



IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and attested by its Assistant Secretary, this 18th day of April, 1981.

HARRIS Trust and Savings BANK as Trustee as aforesaid, and not personally.



BY: [Signature] Vice President

ATTEST: [Signature] Assistant Secretary

STATE OF ILLINOIS,) COUNTY OF COOK) SS. This instrument prepared by: STEVEN H. BLUMENTHAL, ESQ. Rosenthal and Schanfield 55 East Monroe Street Suite 4620 Chicago, Illinois 60603

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 Secretary of the HARRIS TRUST AND SAVINGS BANK, Grantor, personally known to me 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 Bank 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 Bank caused the corporate seal of said Bank to be affixed to the said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of May

[Signature] NOTARY PUBLIC My Commission Expires March 6, 1984

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

9350 Church Des Plaines 60016

DEELIVERY

Name C.F. Charlton Street 7521 Belmont City Chicago 60634 Ill

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 15

25870565

DOCUMENT NUMBER

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
MAY 20 1981
PAID \$20.50

COOK COUNTY, ILL.
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
MAY 20 1981
PAID \$20.50

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EXHIBIT B

(Not Subject To Lease)

The within and foregoing conveyance is made subject to the following:

- 1) General real estate taxes for the year 1980 and subsequent years not due and payable;
- 2) The Condominium Property Act of the State of Illinois (the "Act");
- 3) The Declaration of Condominium Ownership by which the premises is submitted to the Act, including the Plat, and all amendments thereto;
- 4) Declaration of Covenants, Conditions, Restrictions and Easements for the Park Colony Homeowners' Association and all amendments and exhibits thereto;
- 5) Party wall rights and agreements, easements, covenants, and restrictions and building lines of record;
- 6) Zoning and building laws and ordinances;
- 7) Adverse liens, claims and mortgages, provided Pioneer National Title Insurance Company guarantees the Purchaser and Purchaser's lender, if any, against loss or damage in accordance with its usual and customary endorsement therefor.