

THIS INDENTURE, made this 19th day of December, 1980, between THE FIRST NATIONAL BANK OF DES PLAINES, 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 16th day of April, 1979, and known as Trust Number 91932578

party of the first part, and BARBARA SHERMAN, a never married person

180 N. LaSalle of Chicago, IL 60601 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 grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTIONS

Commonly known as:

- 1117 Potomac Court
- 1119 Potomac Court
- 1124 Potomac Lane
- 1126 Potomac Lane

Subject to matters listed on Exhibit "B". 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

COOK COUNTY, ILLINOIS FILED FOR RECORD

Sidney K. Olson RECORDER OF DEEDS

1981 JUN 29 PM 2:51

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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 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; assessments 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 Trust Officer and attested by its Assistant Trust Officer/Assistant Cashier, the day and year first above written.

THE FIRST NATIONAL BANK OF DES PLAINES as Trustee, as aforesaid, and not personally.

By [Signature] Trust Officer ATTEST: [Signature] Assistant Trust Officer/Assistant Cashier

STATE OF ILLINOIS } SS. COUNTY OF COOK

I, HOLLY HUTCHINS a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, THAT JAY L. SMITH

Assistant Trust Officer/Cashier of THE FIRST NATIONAL BANK OF DES PLAINES, a national banking association, and D. A. RAUB Assistant Trust Officer/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 Trust Officer and Assistant Trust Officer/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 Trust Officer/Assistant Cashier did also then and there acknowledge that he is 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/her 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 23rd day of June, 1981 Holly Hutchins Notary Public



This Document prepared by: Ronald H. Balson, 180 N. LaSalle Street, Chicago, IL 60601.

COOK COUNTY NO. 018 5 4 5 7 JUN 29 1981 STATE OF ILLINOIS REAL ESTATE & SHERIFF TAX REVENUE DEPT. OF 150.00

CANCELLED Cook County REAL ESTATE TRANSACTION TAX JUN 29 1981 150.00

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1411887 68-12-4514

150-150-

1400

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T-16-25 - 1117 Potomac Court

LEGAL DESCRIPTION

PARCEL 1

THE WESTERLY 20.22 FEET OF THE EASTERLY 45.45 FEET (AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF) OF A TRACT OF LAND BEING THAT PART OF THE SOUTH-WEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1.20 CHAINS (79.20 FEET) OF THE SOUTH $\frac{1}{2}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE SOUTH 59 DEGREES 53 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 1.20 CHAINS, 334.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, 47.00 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED, THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST, 167.88 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, 82.0 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST 167.88 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, 82.0 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2

Subject to the Declaration of Easements, Covenants and Restrictions dated the 1st day of September, 1979, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 25219536, which is incorporated herein by reference thereto, Grantor grants to the Grantee, their heirs and assigns, as easements appurtenant to the premises hereby and conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

25219536

Recorder's Office

UNOFFICIAL COPY

T-16-24 - 1119 Potomac Court

LEGAL DESCRIPTION

PARCEL 1

THE EASTERLY 25.24 FEET (AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF) OF A TRACT OF LAND BEING THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTH 1.20 CHAINS (79.20 FEET) OF THE SOUTH $\frac{1}{2}$ OF SAID SOUTHWEST $\frac{1}{4}$; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 1.20 CHAINS, 334.51 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, 47.00 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST, 167.88 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, 82.0 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST 167.88 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, 82.0 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 2

Subject to the Declaration of Easements, Covenants and Restrictions dated the 1st day of September, 1979, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 2531833, which is incorporated herein by reference thereto, Grantor grants to the Grantee, their heirs and assigns, as easements appurtenant to the premises hereby and conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

25920933

Office

UNOFFICIAL COPY

T-14-44 - 1124 Potomac Lane

LEGAL DESCRIPTION

PARCEL 1

THE NORTHERLY 20.18 FEET OF THE SOUTHERLY 61.96 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) OF A TRACT OF LAND BEING THAT PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1.20 CHAINS (79.20 FEET) OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 1.20 CHAINS, 443.0 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS WEST, 174.12 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST, 82.00 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, 167.88 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, 82.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, 167.88 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2

Subject to the Declaration of Easements, Covenants and Restrictions dated the 1st day of September, 1979, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 25313536, which is incorporated herein by reference thereto, Grantor grants to the Grantee, their heirs and assigns, as easements appurtenant to the premises hereby and conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

25920933

Office

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T-14-43 - 1126 Potomac Lane

LEGAL DESCRIPTION

PARCEL 1

THE NORTHERLY 20.16 FEET OF THE SOUTHERLY 82.12 FEET (AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE THEREOF) OF A TRACT OF LAND BEING THAT PART OF OF THE SOUTHWEST 1/4 SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH 1.20 CHAINS (79.20 FEET) OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4, THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 1.20 CHAINS, 443.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, 174.12 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE SOUTH 89 DEGREES 53 MINUTES 26 SECONDS WEST, 52.00 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST, 167.88 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 26 SECONDS EAST, 82.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST, 167.88 FEET TO THE PLACE OF BEGINNING. IN COOK COUNTY, ILLINOIS.

PARCEL 2

Subject to the Declaration of Easements, Covenants and Restrictions dated the 1st day of September, 1979, and recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document 25318536, which is incorporated herein by reference thereto, Grantor grants to the Grantee, their heirs and assigns, as easements appurtenant to the premises hereby and conveyed the easements created by said Declaration for the benefit of the owners of the parcels of realty herein described. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining parcels described in said declaration, the easements thereby created for the benefit of said remaining parcels described in said Declaration and this conveyance is subject to the said easements and the right of the Grantor to grant said easements in the conveyances and mortgages of said remaining parcels or any of them, and the parties hereto, for themselves, their heirs, successors and assigns, covenant to be bound by the covenants and agreements in said document set forth as covenants running with the land.

REC-20933

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Flat Act Affidavit

STATE OF ILLINOIS)
COUNTY OF COOK

Deborah Heil

being first duly sworn on oath deposes and says that:

1. Affiant resides at 2401 Plum Grove Rd. Palatine
2. That she is (agent) (officer) (one of) grantor(s) in a (deed)th
(lease) dated the day of 19
conveying the following described premises:

3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended by reason that the instrument constitutes

(a) The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;

(b) The division of or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;

(c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;

(d) The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;

(e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;

(f) The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;

(g) Conveyances made to correct descriptions in prior conveyance;

(h) The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

Further the affiant sayeth not.

Deborah Heil

Subscribed and sworn to
before me this 27 day
of July, 1997
RONALD H. ...
Notary Public
LAKE COUNTY

25920933

END OF RECORDED DOCUMENT