

# UNOFFICIAL COPY

TRUSTEE'S DEED

25928797

Form 2459 Rev. 5-77

Individual

The above space for recording use only

1419388000 1000

THIS INDENTURE, made this 22nd day of April 1981 between AMERICAN NATIONAL BANK AND TRUST COMPANY OF 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 4th day of July, 1978, and known as Trust Number 43500 party of the first part, and Walden Condominium Association, 1833 Thoreau Drive, Schaumburg, Illinois 60195 party 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 RIDER ATTACHED HERETO AND MADE A PART HEREOF:

The Tenant, if any, of this unit, has either waived or has failed to exercise his right of first refusal to purchase this unit, or had no such right of first refusal, pursuant to the Illinois Condominium Property Act and Chapter 36 of the Village Code of Schaumburg.

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

*Sidney R. Olson*  
RECORDER OF DEEDS

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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, subject only to:

(See Exhibit A attached hereto and made a part hereof.)

11 00

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 thereto enabling. This deed is made subject to the liens of all trust deeds and mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, this day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
as Trustee, as aforesaid, and not personally.



By \_\_\_\_\_ VICE PRESIDENT  
Attest \_\_\_\_\_ ASSISTANT SECRETARY

STATE OF ILLINOIS, }  
COUNTY OF COOK } ss.

THIS INSTRUMENT  
PREPARED BY

*Peter J. [Signature]*  
AMERICAN NATIONAL BANK  
AND TRUST COMPANY OF  
CHICAGO, ILLINOIS

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 AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, 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 National Banking Association 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 National Banking Association caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

MAY 11 1981

Date

*Wm. M. Bond*  
Notary Public

DELIVERY INSTRUCTIONS

NAME Kevin O'Donnell  
STREET 835 Sterling Avenue  
CITY Palatine, Illinois  
OR 60067

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE

1912 Prairie Square

Schaumburg, Illinois

RECORDER'S OFFICE BOX NUMBER

BOX 533

COOK  
CO. REC. 016

6 0 5 5



CANCELLED  
STATE OF ILLINOIS  
REVENUE DEPARTMENT  
REVENUE TAX  
DEPT. OF REVENUE  
03751

3.75  
3.75  
0 2 4 3 3

CANCELLED  
Cook County  
REVENUE DEPARTMENT  
REVENUE TAX  
DEPT. OF REVENUE  
03751

25928797  
Document Number

LEGAL DESCRIPTION RIDER

PARCEL 1:

GARAGE SPACE UNIT NOS. A,B,N,O,P,R & S IN THE WALDEN CONDOMINIUM,  
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF FRACTIONAL SECTION 1 TOGETHER WITH PART OF  
THE NORTH 1/2 OF THE NORTH 1/2 OF SECTION 12, BOTH  
IN TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD  
PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT 21762865 TOGETHER WITH ITS  
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1,  
AS SET FORTH IN THE GRANT RECORDED AS DOCUMENT 21218271, THE  
DECLARATION RECORDED AS DOCUMENT 21218272, AS MODIFIED BY  
DOCUMENT 21314070, AND AS CONFIRMED BY GRANT RECORDED AS DOCUMENT  
21314484, AS AMENDED BY DOCUMENT 21324390.

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 CONDOMINIUM, AFORESAID, AND GRANTOR  
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.

THIS CONVEYANCE IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS,  
CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION  
THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED  
AND STIPULATED AT LENGTH HERE.

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## EXHIBIT A

1. real estate taxes for the current year and the previous year not then due;
2. utility easements, easements, covenants, restrictions and building lines of record and party wall rights and agreements;
3. Declaration of Condominium for Walden Condominium, including all amendments and exhibits thereto;
4. Illinois Condominium Property Act;
5. Schaumburg Village Code;
6. existing leases and tenancies;
7. applicable zoning and building laws and ordinances;
8. roads and highways, if any;

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**END OF RECORDED DOCUMENT**