

TRUSTEE'S DEED

25015480

Form 2459

Joint Tenancy

The above space for recorders use only

THIS INSTRUMENT, made this 15th day of MAY, 1979, 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 Fourth day of July, 1978, and known as Trust Number 43500 party of the first part, and William S. and Arlene Rubin, his wife, of 1059 Bishop Court, Palatine, Illinois 60067 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, not in tenancy in common, but in joint tenancy, the following described real estate, situated in COOK County, Illinois, to-wit (See Exhibit A attached hereto and made a part hereof.)

COOK COUNTY, ILLINOIS FILED FOR RECORD

RECORDED FOR DEEDS

JUN 21 '79 11 43 AM

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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 Chapter 36 of the Village Code of Schaumburg.

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, forever, not in tenancy in common but in joint tenancy, subject only to:

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

This instrument Registered By: Carl D. Russo, 8000 Sears Tower, Chicago, Ill.

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/or mortgages upon the 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, the day and year first above written.

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



By

Attest

Signature of Assistant Secretary

VICE PRESIDENT ASSISTANT SECRETARY

STATE OF ILLINOIS, } SS. COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named 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, and the said Assistant Secretary, 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 21 1979 Date

11.00

Signature of Notary Public



David Matz, Ltd. 180 N. La Salle Street Chicago, Illinois BOX 533

1926 Prairie Square, Unit 106 Schaumburg, Illinois 60195

RECORDERS OFFICE BOX NUMBER

LATER DATE 07-01-80 2002-10-20

STATE OF ILLINOIS DEPARTMENT OF REVENUE TAX

25015480

Document Number

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

UNIT NO. 106 B 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 24764865 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 57 B, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 24764865.

### PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1 AND 2, 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 B

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;

END OF RECORD