

C-0485

25059127

CHURCH CREEK CONDOMINIUM
TRUSTEE'S DEED

THIS INDENTURE, made this 9th day of March, 1979, between CENTRAL NATIONAL BANK IN 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 24th day of April, 1977, and known as Trust No. 23136, Grantor, and Herbert H. Illbacker and Wanda J. Illbacker as joint tenants, 2100 Hassel Rd. of Hoffman Estates, Illinois, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto Grantee the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging:

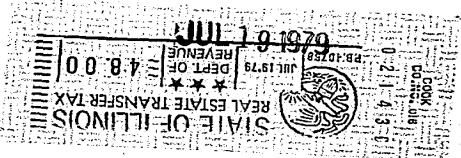
Unit No. 825B in Church Creek Condominium as delineated on a plat of survey of the following described real estate: Part of the Southwest Quarter of Section 31, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois; which plat of survey is attached as Exhibit C to the Declaration of Condominium Ownership made by Central National Bank in Chicago, as Trustee under Trust No. 23136 and recorded in the office of the Recorder of Deeds of Cook County, Illinois, on October 30, 1978 as Document No. 24693161 and as set forth in the amendments thereto, together with an undivided percentage interest in the Common Elements allocated to said Unit as set forth in said Declaration as amended from time to time and together with Added Common Elements added by each Amendment to Declaration as such Amendments are recorded, in the percentages set forth in such Amendments, which percentages shall automatically be deemed to be conveyed effective on the recording of such Amendments as though conveyed hereby.

Grantor also hereby grants to Grantee, his, her or their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the aforesaid Declaration and any amendments thereto, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration and any amendments thereto for the benefit of the remaining real estate described therein.

TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behoof, forever, of said Grantee.

This deed is executed by Grantor, 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:

- (1) General taxes not yet due or payable; (2) Special taxes or assessments for improvements not yet completed; (3) Limitations and conditions imposed by the Condominium Property Act of Illinois; (4) Easements, covenants, restrictions and building lines of record and



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as set forth in the Declaration; (5) Party wall rights, if any; (6) Acts done or suffered by or judgments against said grantee; (7) Applicable zoning and building laws or ordinances; (8) Declaration of Condominium Ownership of the Church Creek Condominium dated October 27, 1978 recorded as Document No. 24693161 in the Office of the Recorder of Deeds of Cook County, Illinois, as amended; (9) Public utility easements; and (10) Private utility restrictions.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, 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.

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

1979 JUL 19 PM 1 57

JUL-19-79 CENTRAL NATIONAL BANK IN CHICAGO, as trustee, as aforesaid, and not personally 10.00
By H. Dale Hartman
Vice President



ACKNOWLEDGMENT

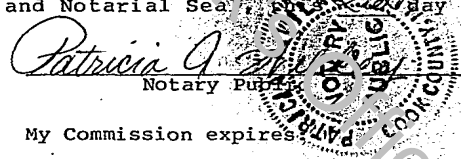
STATE OF ILLINOIS)
COUNTY OF COOK) SS

25059127

I, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that H. DALE HARTMAN, Vice President of CENTRAL NATIONAL BANK IN CHICAGO, a national banking association, and MINNIE GREEN, Assistant Trust Officer of said national banking association, 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 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 did also ther and there acknowledge that he, 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 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.

25059127

Given under my hand and Notarial Seal, this 19th day of July, 1979.



10.00

My Commission expires
DECEMBER 19, 1982

DELIVERY INSTRUCTIONS

NAME Herbert J. and Wanda J. Irlabacker
STREET 2100 Hassell Road
CITY Hoffman Estates, Illinois 60195
OR
RECORDER'S OFFICE BOX NUMBER _____

FOR INFORMATION ONLY, INSERT STREET ADDRESS OF ABOVE-DESCRIBED PROPERTY HERE

This Document Prepared by:

Robert G. Byron, Esq.
Goldberg, Kohn, Bell, Black
& Rosenbloom, Chartered
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