C-0615

· HILLDALE CONDOMINIUM

TO THE CONTROL OF THE STATE OF

25263006

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## Trustee's Beed

THIS INDENTURE, made this 30th day of October, 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 Trustse 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 30th day of November, 1978 and known as Trust No. 45354, Grantor, and Richard A. Peterson, a bachelor

Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$.0 00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee, not as Thants in Common but as Joint Tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances thereunto belonging:

Unit Address No. 1724 Sursix and the right t exclusive use and possessich as a limited common element o Carport Parking Space No. NONE in Hilldale Condomini as delineated on the Survey of the following:

That part of the West half of Section 8, Township 41 North Range 10 East of the Third Principal Meridian, in Cook County, Illinois, bounded by a line. Asscribed as follows:

Commencing at a point on the North Easterry line of reloca Higgins Road as dedicated according to comment number 12647606, 371.64 feet (as measured along the North Easterl line of Higgins Road aforesaid) North Westerry of the poir of intersection of said North Easterly line of Higgins Roawith the East line of the South West quarter of said Section 8, said point being also the intersection of the North **연** 유 차 Easterly line of relocated Higgins Road, aforesaid end the certer line of that easement known as Huntington Bolleviro as described in the Declaration and Grant of Easemen: rec May 8, 1970 as document number 21154392; thence North and lummann West along the center line of said easement, being a curve line convex to the North East and having a radius of 300. feet, a distance of 219.927 feet, arc measure, to a point tangent; thence North 51 degrees 36 minutes 05 seconds We 100.00 feet to a point of curve; thence North and West al a curved line convex to the South West and having a radiu of 300.00 feet, a distance of 297.208 feet, arc measure, a point of tangent; thence continuing along the center li of said easement North 05 degrees 09 minutes 40 seconds East, 542.183 feet; thence leaving the center line of saidesement for Huntington Boulevard, North 84 degrees 50 minutes 20 seconds West, 786.90 feet; thence South 05 deg:
09 minutes 40 seconds West, 215.0 feet; thence North 84
degrees 50 minutes 20 seconds West, 195.33 feet to a point on a line described as running from a point on the South line of the West half of the North West quarter of said Section 8, which is 306.65 feet West of the South East corner thereof and running Northerly 1564.77 feet to a po: which is 444.55 feet West, as measured at right angles, o: the East line of the West half of the North West quarter of Section 8, aforesaid; thence South along the last described line of said line extended South, 581.775 feet to a point on the North Easterly line of relocated Higgins Road, as aforesaid; thence South 74 degrees 41 minutes 56 seconds East along the North Easterly line of said road, 1295.00 feet to the point of commencement (except that part falling in Huntington

## **UNOFFICIAL COPY**

Boulevard as described in Declaration and Grant of Easement recorded May 8, 1970 as document number 21154392) all in Cook County, Illinois; which Survey is attached to Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Hilldale Condominium Association made by American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated November 30, 1978 and known as Trust No. 45.54, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 25211897...; together with its undivided percentage interest in the Common Elements.

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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 Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining real estate described therein.

This Trustee's need 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 herein.

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

THE TENANT, IF ANY, OF THE UNIT CONVEYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS RIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

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

ATTEST:

Maure ant Secretary AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, as Trustee, as aforesaid, and

not personally

Vice Fresident

5265,00

## **UNOFFICIAL COPY**

STATE OF ILLINOIS ) ) SS:		
COUNTY OF COOK )		
COMPANY OF CHICAGO, a national personally known to be the sam subscribed to the foregoing in Vice President and Assistant S before me this day in person a signed and delivered the said ful voluntary act, and as the tark, for the uses and purpose said Assistant Secretary then said Assistant Secretary, as cofiaid Bank, caused the corporaffix d to said instrument as free and voluntary act and as said Bank, for the uses and purpose	strument as such ecretary, respectively, appeare nd acknowledged that they instrument as their own free free and voluntary act of said s therein set forth; and the and there acknowledged that ustodian of the corporate seal rate seal of said Bank to be said Assistant Secretary's own the free and voluntary act of	
	Maria Co. fella	
MY COMMISSION EXPIDES:		33/2
MY COMMISSION EXPIRES:  My commission expires August 30, 1983		E S
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DELIVERY INSTRUCTIONS:	ADDRESS OF GRANTEE	
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ADDRESS OF PROPERTY:	This instrument was prepared by	
1724 Sussex	Sandra Y. Kel'han, Esq.	
THE SUSSEX	Rudnick & Wolfo 30 North LaSalle Screet	
Hoffman Estates, IL 60195	Chicago, Illinois 60602	
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