

C-0673

HILDALE CONDOMINIUM

Trustee's Deed

25282527

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 Trustee 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 Martha L. Burris, Spinster, Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee, not as tenants in common but as joint tenants, the following described real estate, situated in Cook County, Illinois, together with the tenements and appurtenances hereunto belonging:

nit Address No. 1722 A Cavotte Walk and the right to exclusive use and possession as a limited common element of airport Parking Space No. none in Hilldale Condominium s delineated on the Survey of the following:

hat part of the West half of Section 8, Township 41 North, ange 10 East of the Third Principal Meridian, in Cook ounty, Illinois, bounded by a line, described as follows:

ommencing at a point on the North Easterly line of relocatediggins Road as dedicated according to document number2647606, 371.64 feet (as measured along the North Easterlyline of Higgins Road aforesaid) North Westerly of the pointof intersection of said North Easterly line of Higgins Roadwith the East line of the South West quarter of said Section, said point being also the intersection of the Northasterly line of relocated Higgins Road, aforesaid, and thecenter line of that easement known as Huntington Boulevard,s described in the Declaration and Grant of Easement recordeday 8, 1970 as document number 21154392; thence North andwest along the center line of said easement, being a curvedline convex to the North East and having a radius of 300.00feet, a distance of 219.927 feet, arc measure, to a point oftangent; thence North 51 degrees 36 minutes 05 seconds West,00.00 feet to a point of curve; thence North and West alongcurved line convex to the South West and having a radiusof 300.00 feet, a distance of 297.208 feet, arc measure, topoint of tangent; thence continuing along the center lineof said easement North 05 degrees 09 minutes 40 secondsast, 542.183 feet; thence leaving the center line of saideasement for Huntington Boulevard, North 84 degrees 50minutes 20 seconds West, 786.90 feet; thence South 05 degrees9 minutes 40 seconds West, 215.0 feet; thence North 84degrees 50 minutes 20 seconds West, 195.33 feet to a pointn a line described as running from a point on the Southline of the West half of the North West quarter of saidSection 8, which is 306.65 feet West of the South Eastcorner thereof and running Northerly 1564.77 feet to a pointwhich is 444.55 feet West, as measured at right angles, ofthe East line of the West half of the North West quarter ofSection 8, aforesaid; thence South along the last describedline of said line extended South, 581.775 feet to a point onthe North Easterly line of relocated Higgins Road, as aforesaid;thence South 74 degrees 41 minutes 56 seconds East along theNorth Easterly line of said road, 1295.00 feet to the pointof commencement (except that part falling in Huntington

STATE OF ILLINOIS  
COUNTY OF COOK  
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12-14-79  
m.c.

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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. 45354, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document No. 252 11897; together with its undivided percentage interest in the Common Elements.

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 Deed 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 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.

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:

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

 *[Signature]*  
Assistant Secretary

By: *[Signature]*  
Vice President

25284507

UNOFFICIAL COPY

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 J. Michael Whelan, Vice President, and Peter Johansen, Assistant Secretary, of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, Grantor, personally known 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 Bank, 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 Bank, caused the corporate seal of said Bank 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 Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of NOV 26 1979, 197\_\_.



[Signature]  
Notary Public

MY COMMISSION EXPIRES:  
APR 26 1982

DELIVERY INSTRUCTIONS:

TITLE SERVICES, Inc.  
P.O. Box 430  
WHEATON, ILL. 60187

ADDRESS OF GRANTEE:

1940 B Hamelworth  
Hoffman Estates IL  
60145

ADDRESS OF PROPERTY:

1740 A Fayette  
Hoffman Estates IL 60195

This instrument was prepared by:  
Sandra Y. Kellman, Esq.  
Rudnik & Wolfe  
30 North LaSalle Street  
Chicago, Illinois 60602

DEC 14 AM 11 51



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END OF RECORDED DOCUMENT