C0695

HILLDALE CONDOMINIUM

25282569

Trustee's Beed

THIS INDENTURE, made this 30th day of October ,
197 , 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
Remie L. Eidson , divorced and not since remarried ,
Grantee.

WT.DESSETH, that Grantor, in consideration of the sum f Ten Dollars (\$10.00), and other good and valuable considerations in band paid, does hereby grant, sell and convey unto he Grantee, not as Tenants in Common but as Joint Tenants; he following discribed real estate, situated in Cook County, llinois, together with the tenements and appurtenances hereunto belonging:

nit Address No. 1782 <u>Sessions Walk</u> and the right to cclusive use and possession as a limited common element of export Parking Space No. 100 none in Hilldale Condominium delineated on the Survey of the following:

nat 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:

COOK 012

intersection of said North Easterly line of relocated gins Road as dedicated according to document number !647606, 371.64 feet (as measured from the North Easterly ne of Higgins Road aforesaid) North Vesterly of the point intersection of said North Easterly line of Higgins Road ith the East line of the South West quarter of said Section, said point being also the intersection of the North asterly line of relocated Higgins Road, aforesaid, and the erter line of that easement known as Huntington Boulevard, described in the Declaration and Grant of Eastment recorded by 8, 1970 as document number 21154392; thence north and est along the center line of said easement, being a curved ne convex to the North East and having a radius of 300 00 set, a distance of 219.927 feet, arc measure, to a point of ingent; thence North 51 degrees 36 minutes 05 seconds west, 0.00 feet to a point of curve; thence North and West along curved line convex to the South West and having a radius 300.00 feet, a distance of 297.208 feet, arc measure, to point of tangent; thence continuing along the center line

point of tangent; thence continuing along the center line said easement North 05 degrees 09 minutes 40 seconds st, 542.183 feet; thence leaving the center line of said sement for Huntington Boulevard, North 84 degrees 50 minutes 20 seconds West, 786.90 feet; thence South 05 degrees 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 guarter of said Section 8, which is 306.65 feet West of the South East corner thereof and running Northerly 1564.77 feet to a point which is 444.55 feet West, as measured at right angles, of 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

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Bodlevard 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. 252/897; 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 Truster's Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration can same as though the provisions of said Declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLF 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 afore-said, 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 avery other power and authority thereunto enabling.

THE TENANT, IF ANY, OF THE UNIT CONVEYED HERBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS TIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR HAD NO SUCH RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE 11-11 OIS 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 President; or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

ATTEST:

ant Secretary

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

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Vice President

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*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

"Higher Thelen", Vice President, and P. 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 (aid Assistant Secretary, as custodian of the corporate seal of said Bank, caused the corporate seal of said Bank to be affined 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.

Augann Baker S

MY COMMISSION EXPIRES

MY COMMISSION EXPIRES JUNE 26, 1003

DELIVERY INSTRUCTIONS:

TITLE SONDICOS, INC.

P.O. Box 430

WHEATON, ILL. 60187

ADDRESS OF PROPERTY:

1782 Sessions Walk
Hoffman Estates, IL 60195

ADDRESS OF GRANTEE:

Bonnie L Eidson

1016 N Plum Grove Road

Schaumburg II.

This instrument was prepared by:
Sandra Y. Kellman, Esq. Rudnick & Wolfe

Rudnick & Wolfe 30 North LaSalle Street Chicago, Illinois 60002

1979 DEC 147 AM PE 4100

COOK COUNTY FORMS

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