

UNOFFICIAL COPY

25 316 025

This Indenture, made this 22nd day of October, 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 a national banking association in pursuance of a certain Trust Agreement, dated the 30th day of September, 1977, and known as Trust Number 22718, party of the first part, and Randy A. Kaplan and Dawn M. Kaplan, his wife of Northbrook, Illinois, not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$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 as tenants in common, but as joint tenants, the following described real estate situated in Cook County Illinois, to-wit:

Unit No. 1-11-53-L-A-1 together with a perpetual and exclusive easement in and to garage Unit No. G 1-11-53-L-A-1 as delineated on a Plat of Survey of a parcel of land being a part of the West Half of the West Half of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian, lying North of the Center Line of McHenry Road, in Cook County, Illinois, (hereinafter referred to as "Development Parcel"), portions of which Development Parcel are described as being Lexington Commons Unit I Subdivision, being a Subdivision of part of the Northwest Quarter of Section 3, aforesaid, according to the Plat thereof recorded July 28th, 1978 as Document 24 57 90, and Lexington Commons Unit II Subdivision, being a Subdivision of part of the West Half of the Northwest Quarter of Section 3, aforesaid according to the plat thereof recorded May 31st, 1979 as Document 24 973 283, which survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust Agreement dated September 30th, 1977, and known as Trust No. 22718, recorded in the Office of the Recorder of Deeds of Cook County, Illinois on December 11th, 1978 as Document 24 759 029 as amended from time to time, together with a percentage of common elements appurtenant to said Units as set forth in said Declaration as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such Amended Declarations are filed of record in the percentages set forth in such Amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. Trustee also hereby grants to Grantee and Grantee's successors and assigns, all rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration as amended and Trustee 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.

All such grants and conveyances are subject to:

- (a) General real estate taxes for the year 1979 and subsequent years, including taxes which may accrue by reason of new or additional improvements during 1979;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions and building lines of record and party wall rights;
- (d) The Illinois Condominium Property Act;
- (e) Terms, provisions and conditions of Declaration of Condominium Ownership for Lexington Commons Coach Houses Condominiums and Plat of Survey filed with or as an amendment thereto, and all amendments and exhibits to said Declaration;
- (f) Roads and highways, if any;
- (g) Applicable zoning and building laws and ordinances;
- (h) Acts done or suffered by or judgments against Grantee or anyone claiming against Grantee.

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 thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

IN WITNESS WHEREOF, said party of the first part, caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents as President and attested by its Assistant Trust Officer, the day and year first above written.

CENTRAL NATIONAL BANK IN CHICAGO
 Trustee, as aforesaid, and not personally,
 [Signature]
 TRUST OFFICER - President
 ATTEST: [Signature]
 Assistant Trust Officer

10.00

PNT1 A-135540 10/2

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney K. Olson
RECORDER OF DEEDS

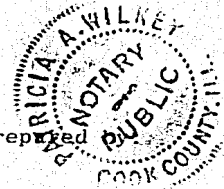
STATE OF ILLINOIS } 1980 JAN 11 AM 10:18
 } SS.
COUNTY OF COOK }

25316025

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named ~~Vice President~~ ^{Trust Officer} and Assistant Trust Officer of the CENTRAL NATIONAL BANK IN CHICAGO, Grantor, 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 act and as the free and voluntary act of said Company for the uses and purposes therein set forth; and the said Assistant Trust Officer then and there acknowledged that said Assistant Trust Officer, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Trust Officer's free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal *November 2nd 1979*
Date

Patricia A. Wilkey
Notary Public



This instrument was prepared

Howard D. Galper, Esq.
Feiwell, Galper & Lasky, Ltd.
33 North LaSalle Street
Chicago, Illinois 60602

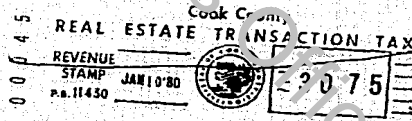
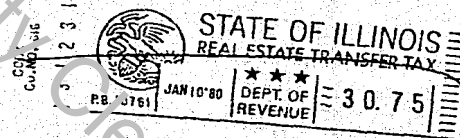
Box 15
MAIL TO:
Randy A. Kaplan
GRANTEE'S ADDRESS:

732 Plumtree Court *Unit LA-*
Wheeling, Ill. 60090

The above address is for statistical purposes only and is not a part of this Deed.

Send subsequent tax bills to:

Same



DEED
JOINT TENANCY
CENTRAL NATIONAL BANK
IN CHICAGO
As Trustee under Trust Agreement
TO

Central National Bank
120 South LaSalle Street, Chicago, Illinois 60603

FORM 507-009 REV 11/72

END OF RECORDED DOCUMENT