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TRUSTEE'S DEED (JOINT TENANCY)

The above space for recorder's use only

UNIT 10
SW
PRTI 133331
173

The Grantor, Harris Trust and Savings Bank, a corporation of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely 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 28th day of February, 19 79, AND known as Trust Number 39321, in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and quit claims to

KENNETH G. VIANI & SUZANNE D. VIANI, his wife

of (Address of Grantee) 8928 N. McVicker, Morton Grove

NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS

the following described real estate in Cook County, Illinois:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION OF REAL ESTATE BEING CONVEYED.

SUBJECT TO THE MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.

12.00

TO HAVE AND TO HOLD the same unto said grantees not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of grantees forever.

The Developer, COURTLAND SQUARE REALTY INC., an Illinois Corporation, hereby certifies and warrants that any tenant of the unit hereby conveyed either waived or failed to exercise the right of first refusal or had no right of first refusal with respect to this unit.

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JAN 14 '80
P.S. 11430
14.25

COURTLAND SQUARE REALTY INC.
An Illinois Corporation

BY: [Signature]
President

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President and attested by its Assistant Secretary, this 1st day of March, 19 79.

HARRIS Trust and Savings BANK
as Trustee as aforesaid, and not personally.

BY: [Signature]
Vice President

ATTEST: [Signature]
Assistant Secretary



STATE OF ILLINOIS,)
COUNTY OF COOK) SS.

This instrument prepared by:
MARTIN K. BLONDER, Esq.
Rosenthal and Schanfield
55 E. Monroe - 4620
Chicago, Ill. 60603

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Mr. J. S. [Signature] Vice President and Assistant Secretary of the HARRIS TRUST AND SAVINGS BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Mr. J. S. [Signature] 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, at the time 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 hereunto affixed to the 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 10th day of March, 19 79.

NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 31, 1980

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

8880 Half Ad.

St. Plaines, Ill.

DELIVERY

Kenneth Viani
Name
8928 N. McVicker
Street
Morton Grove, Ill.
City

INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER 15

12343 (REV. 7/72)

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 14 '80
DEPT. OF REVENUE
14.25

This space for revenue stamps

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COOK COUNTY, ILLINOIS
FILED FOR RECORD

1980 FEB -8 AM 10:26

L. M. Olson

BY ORDER OF DEEDS

25355323

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION FOR DEED

PARCEL 1: UNIT NO. 105 E, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

THAT PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 27.64 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE WEST 640.18 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING WEST 180.95 FEET ALONG THE WESTERLY EXTENSION OF SAID PERPENDICULAR LINE; THENCE NORTH 73.52 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE EAST 180.95 FEET ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 73.52 FEET ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE AFORESAID SOUTHEAST QUARTER, TO THE HEREINAFORE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Courtland Square Condominium Building No. 34 made by Harris Trust and Savings Bank, as Trustee under Trust Agreement dated February 28, 1979 and known as Trust No. 39321, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25053466, together with an undivided 5.652921% interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

Grantor also hereby grants to Grantee, their successors and assigns, as 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 of Condominium Ownership and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein for the benefit of the remaining property described therein.

PARCEL 2: Grantor also hereby grants to Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for The Courtland Square Homeowners' Association dated the 1st day of March, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25053432, which is incorporated herein by reference thereto. Grantor reserves to itself, its successors and assigns, as easements appurtenant to the remaining property described in said Declaration, the easements thereby created for the benefit of said remaining property and this conveyance is subject to the said easements and the rights of the Grantor to grant said easements in the conveyances and mortgages of said remaining property or any of them.

EXHIBIT A

25 355 323

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EXHIBIT B

The within and foregoing conveyance is made subject to the following:

- 1) General real estate taxes for the year 1979 and subsequent years not due and payable;
- 2) The Condominium Property Act of the State of Illinois (the "Act");
- 3) The Declaration of Condominium Ownership by which the premises is submitted to the Act, including the Plat, and all amendments thereto;
- 4) Declaration of Covenants, Conditions, Restrictions and Easements for the Courtland Square Homeowners' Association and all amendments and exhibits thereto;
- 5) Party wall rights and agreements, easements, covenants, and restrictions and building lines of record;
- 6) Zoning and building laws and ordinances;
- 7) Adverse liens, claims and mortgages, provided Pioneer National Title Insurance Company guarantees the Purchaser and Purchaser's lender, if any, against loss or damage in accordance with its usual and customary endorsement therefor.

25 355 323

END OF RECORDED DOCUMENT