

UNOFFICIAL COPY



TRUSTEE'S DEED

151-3260

THE ABOVE SPACE FOR RECORDERS USE ONLY

Subhash C. Goyal
FEB 1 1980
REC'D

25353006

THIS INDENTURE, made this 25th day of January, 1980, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed of trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 25th day of May, 1979 and known as Trust Number 1074926, party of the first part and

Subhash C. Goyal and Sarita Goyal, His wife
1140 S. Lathrop, Forest Park, IL 60131

not as tenants in common, but as joint tenants, parties of the second part.

WITNESSETH, that as party of the first part, in consideration of the sum of

TEN DOLLARS AND NO/100¢
Dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim 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, as will:

See Attached rider for complete legal description
Unit # A-308, in Park Terrace Condominium

1000

BOOK
CO. NO. 616

37543

NO. 444

110211 REC'D OF

2175

RECEIVED
FEB 1 1980
TRANSFER TAX

2175

RECEIVED
FEB 1 1980
TRANSACTION TAX

2175

RECEIVED
FEB 1 1980
STAMP

2175

<p style="text-align:

UNOFFICIAL COPY

1980 LEGAL

UNIT NO. A-106 IN PARK TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF LOTS 1 AND 1B IN THE SUBDIVISION OF LOT 1 IN EHASE'S ADDITION TO HARLEM IN THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1920, AS DOCUMENT NO. 6979635; AND OF LOT 1 IN SAID EHASE'S ADDITION TO HARLEM, RECORDED JANUARY 20, 1897, AS DOCUMENT NO. 1489014, AND OF THE SOUTH WEST 1/4 OF SAID SECTION 13, ALL IN KANKAKEE COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 1980 LEGAL, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPERTAINANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM AND GRANTOR 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 AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEAANCES AND MORTGAGES OF SAID REMAINING PROPERTY.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, AND PRESERVATIONS CONTAINED IN SAID DECLARATION AS SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THIS UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THIS UNIT UNLESS THE TENANT IS THE PURCHASER.

SUBJECT TO: ENCROACHMENTS, IF ANY; BUILDING LINES, CONDITIONS AND RESTRICTIONS OF RECORD; TERMS, PROVISIONS, COVENANTS, AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS, IF ANY, THERETO; PRIVATE, PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; GENERAL TAXES FOR THE YEAR 1979 AND SUBSEQUENT YEARS; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM; MATTERS DISCLOSED IN THE PROPERTY REPORT; ACTS DONE OR SUFFERED BY PURCHASER; EXISTING LEASES IF ANY; SPECIAL CITY OR COUNTY TAXES OR ASSESSMENTS, IF ANY.

25 358 986

END OF RECORDED DOCUMENT