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· HILLDALE CONDOMINIUM

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## Truster's Beed

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, dury recorded and delivered to said Bank in pursuance of a certair Trust Agreement dated the 30th day of November, 1978 and known as Trust No. 45354, Grantor, and

Theogrand Pellus, Jr. and Anna Marie Pellus, his wife Grantee.

WITNESSETH, that Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand oid, 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 thereunto belonging:

> 1791 Pristo? and the right to exclusive use and possession as a limited common element of Carport Parking Space No. NIME in Hilldale Condominium as delineated on the Survey of the following:

That part of the West half of Certion 8, Township 41 North Range 10 East of the Third Principal Meridian, in Cook County, Illinois, bounded by a line, described as follows: Section B. Township 41 North,

Commencing at a point on the North Easterly line of relocated Higgins Road as dedicated according to accument number 12647606, 371.64 feet (as measured along the North Easterly line of Higgins Road aforesaid) North Masterly of the point of intersection of said North Easterly line of Higgins Road with the Easterly line of Higgins Road Section of intersection of said North Easterly line of Higgins Road with the East line of the South West quarter of said Section B, said point being also the intersection of the North Easterly line of relocated Higgins Road, aforesail, and the center line of that easement known as Huntington Pullevard, as described in the Declaration and Grant of Easement recorded May 8, 1970 as document number 21154392; thence North and West along the center line of said easement, being a curved line convex to the North East and having a radius of 300.00 feet, a distance of 219.927 feet, arc measure, to a point of 100.00 feet to a point of curve; thence North and West along a curved line convex to the South West and having a radius interest in the North of curve; thence North and West alory a curved line convex to the South West and having a radius of 300.00 feet, a distance of 297.208 feet, are measure, to a point of tangent; thence continuing along the center line of said easement North 05 degrees 09 minutes 40 seconds East, 542.183 feet; thence leaving the center line of said easement 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 of commencement (except that part falling in Huntington

Box 430

## **UNOFFICIAL COPY**

Boulevard as described in Declaration and Grant of Easement recorded May 8, 1970 as document number 21154382) 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. 15354, recorded in the Office of the Recorder of Deeds of Clok County, Illinois, as Document No. 252/1897; 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 Sove described real estate, the rights and easements for the brafit 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', Died 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 're same unto said Grantee, and to the proper use, benefit and beloof, 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 it. 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 CONTLYED HEREBY, HAS EITHER WAIVED OR HAS FAILED TO EXERCISE HIS LIGHT OF FIRST REFUSAL TO PURCHASE SAID UNIT OR HAD NO SUC! RIGHT OF FIRST REFUSAL PURSUANT TO THE PROVISIONS OF THE ILLINGIS CONDOMINIUM PROPERTY ACT.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed hereto, and has caused its name . . be signed to these presents by one of its Vice Presidents or its assistant Vice Presidents and attested by its Assistant law ithe day and year first above written.

R,

ant Secretary

773 00 19

Vice President

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

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## UNOFFICIAL COPY

| STATE OF ILLINOIS  | }   |  |
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| COUNTY OF COOK   | ) 55:<br>)  |  |
| I, the undersigned county and State afood.  J. Michael Males! Assistant Secretary, COMPANY OF CHICAGO, personally known to be subscribed to the for vice President and Asbefore me this day in signed and delivered and voluntary act, and ask, for the uses an said Assistant Secret of said Assistant Secret of said Bank, caused affixed to said instrance and voluntary acts and Bank, for the uses and said Bank, for the uses an | ned, a Notary Public in and for the resaid, DO HEREBY CERTIFY that  Vice President, and J. Clalikis, of the AMERICAN NATIONAL BANK AND TRUST a national banking association, Grantor, be the same persons whose names are regoing instrument as such sistant Secretary, respectively, appeared a person and acknowledged that they the said instrument as their own free das the free and voluntary act of said depurposes therein set forth; and the ary then and there acknowledged that ary, as custodian of the corporate seal the corporate seal of said Bank to be ument as said Assistant Secretary's own that and as the free and voluntary act of es and purposes therein set forth. | to the second se |
| 7-13-8/  |   |  |
| DELIVERY INSTRUCTIONS:   | ADDRESS OF GRANTEE:   |  |
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| ADDRESS OF PROPERTY:   | This instrument was prepared by:  |  |
| 1791 Bristo1   | Sandra Y. Keiluan, Esq. Rudnick & Wolfe   |  |
|  | 30 North LaSall Street  |  |
| Hoffman Estates, IL 6  | Ol95 Chicago, Illinoi, 60602  |  |
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