

26 558 209

This Indenture made this 14th day of February, 1983, 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 said national banking association in pursuance of a certain Trust Agreement, dated the 1st day of May, 1981, and known as Trust Number 24736, party of the first part, and JOSEPH C. CARPINO AND GLORIA A. CARPINO, his wife, of Arlington Heights, Illinois, not as tenants in common, but as joint tenants, parties of the second part.

10.00

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. 1-5-2-L-B in Lexington Commons II Coach Houses Condominium, as delineated on a plat of survey of a parcel of land, being a part of Lots 1, 2 and 3 of Springview Manor Homes, a subdivision in the Southeast Quarter of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached to the Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust No. 24736, recorded November 30th, 1981 as Document No. 26072210 together with the undivided percentage interest appurtenant to said unit in the property described in said Declaration of Condominium, as amended from time to time (excepting the units as defined and set forth in the Declaration and Survey, 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 percentage 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. Together with the exclusive right to the use of Garage Unit No. G-1-5-2-L-B-2 as delineated on the aforesaid plat of survey in accordance with the provisions of the aforesaid Declaration as amended from time to time. Trustee also hereby grants to Grantee and Grantee's 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 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.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part. All such grants and conveyances are subject to: (a) General real estate taxes for the year 1983 and subsequent years, including taxes which may accrue by reason of new or additional improvements during 1983; (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.

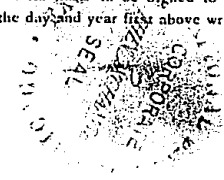
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Assistant Trust Officer, the day and year first above written.

EXCHANGE NATIONAL BANK OF CHICAGO, as Successor to CENTRAL NATIONAL BANK IN CHICAGO, as Trustee, as aforesaid, and not personally,

By: Martha S. Elmer Vice-President

ATTEST: Joe W. Brown Assistant Trust Officer

TT A-165177



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UNOFFICIAL COPY

RECEIVED IN BAD CONDITION

26,558 209

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDER OF DEEDS

26558209

1983 APR -5 PM 1: 27

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Vice President 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 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 3-2-83
Date

Marcy Steiner
Notary Public

* EXCHANGE INSTRUMENT COPY OF ORIGINAL INSTRUMENT



This instrument was prepared by:

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

MAIL TO:

GRANTEE'S ADDRESS:

2049 N. BRIGHTON PLACE
ARLINGTON Hgts IL. 60004

Box 15
mail To:
Robert S. Clementi
5201 W. Harlem
Chicago, IL 60656

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

Send subsequent tax bills to:

JOSEPH C. CARPINO
2049 N. BRIGHTON PLACE
ARLINGTON Hgts, IL 60004

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

COOK CO. NO. 016
149727
REVENUE STAMP APR-5-83
STATE OF ILLINOIS
DEPT. OF REVENUE
REAL ESTATE TRANSFER TAX
31.25
Cook County
REAL ESTATE TRANSACTION TAX
31.25

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

FORM 507-009 (REV. 11/72)

END OF RECORDED DOCUMENT