

UNOFFICIAL COPY

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TRUSTEE'S DEED

26648094

6-17-83

Form 2459

Individual

The above space for recorders use only

THIS INDENTURE made this 1st day of March, 1983, 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 recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the Seventh day of November, 1979, and known as Trust Number 48050 party of the first part, and Stephen G. Whitney, 1117 South Old Wilke, Arlington Heights, Illinois 60005 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 (\$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 the following described real estate, situated in Cook County, Illinois, to-wit

See Exhibit "A" attached hereto for legal description of Real Estate being conveyed

Subject to the matters set forth on Exhibit "B" attached hereto.

This Instrument was prepared by:
Steven H. Blumenthal
Rosenthal and Schanfield
55 East Monroe
Chicago, Illinois 60603

11 00 MAR 1983

together with the tenements and appurtenances thereto belonging.

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.

The Developer, Carriage Way Court, Inc., hereby certifies and warrants that any tenant of the unit hereby conveyed has either waived or has failed to exercise the Right of First Refusal or had no Right of First Refusal with respect to this unit pursuant to the Provisions of the Illinois Condominium Property Act and pursuant to Chapter Five of the Building Code of Ordinances of the City of Rolling Meadows, Illinois.

CARRIAGE WAY COURT, INC.,
an Illinois corporation

By: *Samuel Abraham*

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 thereto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate if any, recorded or required in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

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

By: *Samuel Abraham*
TRUST OFFICER VICE PRESIDENT

Attest: *Samuel Abraham*
ASSISTANT SECRETARY

STATE OF ILLINOIS, } SS.
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named TRUST OFFICER, President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument (as such TRUST OFFICER, President and Assistant Secretary respectively, appeared before me this day therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary as custodian of the corporate seal of said National Banking Association for the use and purposes as aforesaid, and that said Assistant Secretary then and there acknowledged that said Assistant Secretary as Assistant Secretary of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's official and voluntary act and as the free and voluntary act of said National Banking Association for the use and purposes therein set forth.

Given under my hand and Notary Seal, *Paul Spindler*

Date: APR 01 1983

Notary Public

NAME Stephen G. Whitney
STREET 5100 Carriage Way Drive
UNIT 107
CITY Rolling Meadows, IL
OR 60008

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

5100 Carriage Way Drive
Unit No. 107
Rolling Meadows, Illinois 60008

RECORDER'S OFFICE BOX NUMBER

REAL ESTATE TAX
REVENUE
STATE JUDICIAL
1983

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
24.00

Document Number

7298037

LEGAL DESCRIPTION FOR DEED

PARCEL 1: Unit No. 107 in the Carriage Way Court Condominium Building No. 5100, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

THAT PART OF LOT 4 OF THREE FOUNTAINS AT PLUM GROVE (ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1968 AS DOCUMENT NUMBER 20543261) BEING A SUBDIVISION IN SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST NORTHEASTERLY CORNER OF LOT 4 AFORESAID; THENCE SOUTH 00° 00' 00" EAST ALONG THE EASTERLY LINE THEREOF 50.37 FEET; THENCE NORTH 90° WEST (AT RIGHT ANGLES THERETO) 116.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 74° 22' 04" WEST 89.58 FEET; THENCE SOUTH 15° 37' 56" EAST 233.00 FEET; THENCE NORTH 74° 22' 04" EAST 89.58 FEET; THENCE NORTH 15° 37' 56" EAST 233.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

which survey is attached as Exhibit "B" to the Declaration of Condominium for Building No. 5100 recorded in the Office of the Cook County Recorder of Deeds as Document No. 2649596 together with its undivided percentage interest in the common elements.

Party of the first part also hereby grants to parties of the second part, 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, and party of the first part 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.

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 Carriage Way Court Homeowners' Association dated the 9th day of July, 1981, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25945355, 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.

PARCEL 3: Easements appurtenant to and for the benefit of Parcel 1 as set forth in Grant of Easements dated September 25, 1968 and recorded October 18, 1968 as Document No. 20649594 and as created by Deed from Three Fountains East Development Associates, a Limited Partnership, to Anthony R. Licata dated November 23, 1979, and recorded January 3, 1980, as Document No. 25303970 for Ingress and Egress over and across Lot 2 in Three Fountains at Plum Grove Subdivision, in Cook County, Illinois.

PARCEL 4: Easements appurtenant to and for the benefit of Parcel 1 over the North 60 feet of that part of Lot 1 falling within the East half of the West half of Section 8 aforesaid for the purpose of reasonable pedestrian traffic as created by Grant of Easement made by Hibbard, Spencer Bartlett Trust to Three Fountains East Development Associates, a Limited Partnership, recorded June 20, 1969, as Document No. 20877478, in Cook County, Illinois.

EXHIBIT A

26618094

1. General real estate taxes not due and payable at the time of closing;
2. Party wall rights and agreements, roads and highways, easements, covenants and restrictions and building lines of record;
3. The Illinois Condominium Property Act (the "Act");
4. The Declaration of Condominium Ownership by which the premises is submitted to the Act, including the Plat, and all amendments thereto;
5. Declaration of Covenants, Conditions, Restrictions and Easements for the Carriage Way Court Homeowners' Association and all amendments and exhibits thereto;
6. Zoning and building laws and ordinances;
7. Rights of the tenant under the existing lease, if any;
8. Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
9. The City of Rolling Meadows Condominium Ordinance;
10. Adverse liens, claims and mortgages of record provided that the title insurer guarantees the title of Grantee against loss or damage in accordance with its usual and customary endorsement therefor;
11. Rights of the Owners of adjoining and contiguous property to the free and uninterrupted flow of the waters of Salt Creek; and
12. Letter from the Department of Public Works and Buildings, State of Illinois, directed to the Recorder of Deeds, Cook County, Illinois, attached to the Plat of Subdivision recorded as Document No. 20544261.

EXHIBIT B

END OF RECORDED DOCUMENT

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