

UNOFFICIAL COPY

TRUSTEE'S DEED

COOK COUNTY, ILLINOIS
FILED FOR RECORD

Sidney R. Olson
RECORDER OF DEEDS

COOK
CO. NO. 016
1 5 2 2 5 5

1981 OCT 15 PM 1:31

26029114

Form 195-1 Rev. 4-77

Joint Tenancy

The above space for records use only

37
142-76-269
692-9789
110741

THIS INSTRUMENT, made this 1st day of July, 1981, 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 duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 7th day of November, 1979, and known as Trust Number 48050 party of the first part, and *MIRADI GANGI, MARGARET BARONE and ANTHONY BARONE* 5400 Carriage Way Drive, Rolling Meadows, Illinois 60008 parties 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, not in tenancy in common, but in joint tenancy, 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.

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: *James M. Patek*
together with the tenements and appurtenances thereto belonging.
TO HAVE AND TO HOLD the same unto said parties of the second part, forever, not in tenancy in common, but in joint tenancy.

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 of 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 registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and for partially.



By: *James M. Patek* VICE PRESIDENT
Attest: *Steven H. Blumenthal* ASSISTANT SECRETARY

The instrument prepared by: Steven H. Blumenthal,
Rosenthal and Schanfield, 55 E. Monroe St., Suite 4620, Chgo, IL

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 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 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 National Banking Association for the uses and purposes 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 caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal.

Date

Notary Public

DELIVERY INSTRUCTIONS
NAME James M. PATEK
STREET 180 N. LaSalle ST.
CITY Suite # 2208 - LaSalle Plaza
CHGO. IL 60601

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

RECORDER'S OFFICE BOX NUMBER

BOX 533

Stamp: SANGHEE ILLINOIS
Stamp: COOK COUNTY
Stamp: 26029114
Stamp: 1109
Stamp: 26029114
Stamp: 26029114
Stamp: 26029114

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LEGAL DESCRIPTION FOR DEED

PARCEL 1: Unit No. 310 in the Carriage Way Court Condominium Building No. 5400, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

THAT PART OF LOTS 4 AND 5 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 SOUTHERLY CORNER OF LOT 5; THENCE NORTH 69° 58' 00" WEST ALONG THE SOUTHERLY LINE OF LOT 5 AFORESAID 183.40 FEET; THENCE NORTH 20° 02' 00" EAST (AT RIGHT ANGLES THERETO) 35.96 FEET TO THE POINT OF BEGINNING; THENCE NORTH 67° 51' 04" WEST 281.00 FEET; THENCE NORTH 22° 08' 56" EAST 93.00 FEET; THENCE SOUTH 67° 51' 04" EAST 281.00 FEET; THENCE SOUTH 22° 08' 56" WEST 93.00 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. 5400 recorded in the Office of the Cook County Recorder of Deeds as Document No. 25945971 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.

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- (1) General real estate taxes not due and payable at the time of closing;
- (2) Party wall rights and agreements, 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 Grantor 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 Grantees against loss or damage in accordance with its usual and customary endorsement therefor.

EXHIBIT B

26029114

END OF RECORDED DOCUMENT