

# UNOFFICIAL COPY

OK  
L-7985-e2

11/19/81

**This Indenture,** Made this 26064694 9<sup>th</sup> day of November 19 81

between **FIRST BANK OF OAK PARK**, Oak Park, Illinois, an Illinois Corporation, under the laws of Illinois, as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said First Bank of Oak Park in pursuance of a trust agreement dated the 2<sup>nd</sup> day of October, 19 80 and known as Trust Number 12058, party of the first part, and **BERNARD R. BRUSA and MONICA M. BRUSA, his wife, as joint tenants and not as tenants in common**

of Cook County, Ill., party of the second part.

Witnesseth, That said party of the first part in consideration of the sum of TEN AND NO/100's Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell, convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

### LEGAL DESCRIPTION FORFEED

**PARCEL 1:** UNIT NO. 11-A-2, as delineated on the survey of the following described real estate (hereinafter referred to as "Parcel"):

That part of Lot 3 in **CROSS CREEK**, being a subdivision of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 41 North, Range 10 East of the 3rd Principal Meridian according to the plat thereof recorded February 7, 1979 as Document No. 24835738 bounded by a line described as follows: Beginning at a point 190.91 feet East, as measured along the North line thereof, and 32.67 feet South, as measured at right angles to said North line, of the Northwest corner of said Lot 3; thence North 26 degrees 30 minutes 38 seconds East, parallel with the North line of said Lot 3, 81.50 feet; thence South 03 degrees 29 minutes 22 seconds East, 72.33 feet; thence South 86 degrees 30 minutes 38 seconds West, 81.50 feet; thence North 03 degrees 29 minutes 22 seconds West, 72.33 feet to the place of beginning, Cook County, Illinois.

which survey is attached as Exhibit "B" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Cross Creek Condominium Building, No. // made by First Bank of Oak Park as Trustee under Trust Agreement dated October 2, 1980 and known as Trust No. 12058, and recorded in the Office of the Cook County Recorder of Deeds as Document No. 25910268, together with an undivided 27.24 % interest in said Parcel (excepting from said Parcel all the units thereof as defined and set forth in said Declaration of Condominium Ownership and survey).

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 aforementioned Declaration of Condominium Ownership and hereby reserves to itself, its successors and assigns, the rights and easements set forth therein 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 Cross Creek Homeowners' Association dated the 1st day of September, 1979, and recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 25155624, 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 conveyance and mortgages of said remaining property or any of them.

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COOK COUNTY

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AS PER RIDER ATTACHED



together with the tenements and appurtenances thereunto belonging

To Have and to Hold the same unto said party of the second part forever, as joint tenants and not as tenants in common,

This instrument was prepared by:  
DONNA M. KERRIN  
60302

subject to all General Taxes and Special Assessments of record, whether current, forfeited, sold or otherwise, and zoning and building ordinances.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. Party of the first part executes this instrument solely in its capacity as Trustee as aforesaid and not in its own individual capacity, and any individual liability on its part is hereby waived and released by the parties of the second part, their heirs, legal representatives, successors and assigns.

This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county remaining unreleased at the date of the delivery hereof.

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 its Vice-President and attested by its Assistant-Secretary the day and year first above written.



FIRST BANK OF OAK PARK

As Trustee as aforesaid and not personally.

By Richard R. Jones  
Vice-President

ATTEST: Jesse L. Stahl  
Assistant-Secretary

26064691

STATE OF ILLINOIS  
COUNTY OF COOK

Donna M. Kerins

A Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Richard R. Jones  
Vice-President of the FIRST BANK OF OAK PARK, Oak Park, Illinois,  
an Illinois Corporation, and Grace L. Dahl

Assistant Secretary of said Bank, 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 Bank, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day  
of November 19 81

Donna M. Kerins  
Notary Public.



26064694

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DEED

FIRST BANK OF OAK PARK  
As Trustee under Trust Agreement

TO



Mait to:  
Lawrence S. Robbins  
Robbins & Robbins  
One North La Salle St.  
Chicago, Illinois 60602

FIRST BANK OF OAK PARK  
OAK PARK, ILLINOIS

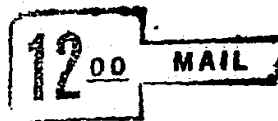
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- (1) General real estate taxes for 1980 and subsequent years;
- (2) Party wall rights and agreements, roads and highways, if any, easements, covenants and restrictions and building lines of record;
- (3) The Illinois Condominium Property Act (the "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 Cross Creek Homeowners' Association and all amendments and exhibits thereto;
- (6) Zoning and building laws and ordinances;
- (7) Acts done or suffered by Grantse;
- (8) Rights of the public and quasi-public utilities for utilities maintenance;
- (9) Adverse title exceptions, provided Title Insurance Company of Minnesota guarantees the Purchaser and Purchaser's lender, if any, against loss or damage in accordance with its usual and customary endorsement therefor.

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EXHIBIT "B"

END OF RECORDED DOCUMENT