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TRUSTEE'S DEED

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Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 15th day of October, 1985, 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 21st day of September, 1983, and known as Trust Number 59249, party of the first part, and Mario E. Krien-Schmidt, divorced and not since remarried party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/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 and by reference incorporated herein.

- SUBJECT TO:
 1. General real estate taxes for 1985 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year in which this deed is dated.
 2. Special taxes or assessments for improvements not yet completed.
 3. Easements, covenants, restrictions, conditions and building lines of record and party wall rights.
 4. The Illinois Condominium Act.
 5. The Plat of Subdivision referred to in Exhibit "A" hereto.
 6. Zoning and Building Ordinances.
 7. Roads and Highways
 8. Unrecorded public utility easements.

12.00

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.

Pursuant to Section 30 of the Illinois Condominium Act, the unit referenced to above is new construction, and therefore, there are no tenants, and therefore, there is no right of first refusal.

07-23 - 103 - 002
07-23 - 101 - 010
07-23 - 101 - 009

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 first 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 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 _____ VICE PRESIDENT
Attest _____ ASSISTANT SECRETARY

STATE OF ILLINOIS, }
COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY RICHARD H. LEVY
Rudnick & Wolfe
30 N. LaSalle
Chicago, IL 60602

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, *Richard H. Levy* Date 10/23/85
Notary Public

DELIVERY INSTRUCTIONS
NAME: Mario E. Krien-Schmidt
STREET: 609 Hanover Court
CITY: Schaumburg, Ill. 60194
OR
RECORDER'S OFFICE BOX NUMBER: 75

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
609 Hanover Ct. W-2
Schaumburg, Illinois 60194
Unit # 1-7-18-L-W-2

TTIC # A-19034

85 281 638

This space for affixing stamps and various markings

Document Number

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
1607113
R8.10781
NOV 14 95
DEPT. OF REVENUE

38.25
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

COOK COUNTY CLERK'S OFFICE
4811450
NOV 14 95
DEPT. OF REVENUE

38.25
REAL ESTATE TRANSACTION TAX
Cook County

UNOFFICIAL COPY

Krion-Schmidt

Unit No. 1-7-18-L-W-2 in Gatewood Condominium as delineated on the survey of the following described real estate:

A portion of Lots 1 and 2 in Lexington Trails Unit One being a Resubdivision of a portion of Lots 3 and 4 in Dunbar Lakes according to the Plat thereof recorded September 8, 1984 as Document 27,205,709, together with a portion of Lot 6 in Dunbar Lakes, being a Subdivision in the North 1/2 of Section 23, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois

which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for Gatewood Condominium Association recorded September 12, 1984 as Document No. 27,249,938, together with the undivided percentage interest appurtenant to said Unit in the property described in said Declaration of Condominium, aforesaid (excepting the Units as defined and set forth in the said Declaration of Condominium and Survey).

Grantor also hereby grants to Grantee, its 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.

This Trustee's Deed 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.

PNT# 07-23-103-002

07-23-101-010

07-23-101-004

85 281 633

COOK County Clerk's Office