

TRUSTEE'S DEED

Form 259 85 288 583

Joint Tenancy The above space for recording use only

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THIS INDENTURE, made this 1st day of July, 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 15th day of April, 1983, and known as Trust Number 57523 party of the first part, and STEVEN L. MUNSON and CYNTHIA L. MUNSON, 996 Green Bay Road, Winnetka, Illinois, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100----- 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:

LEGAL ATTACHED HERETO AND MADE A PART HEREOF:

SUBJECT TO THE FOLLOWING: (a) general real estate taxes for the current year and the previous years not then due; (b) utility easements, covenants, restrictions and building lines of record; (c) The Condominium Declaration and the Declaration of the Umbrella Association for Villa Verde as amended from time to time; (d) the Condominium Property Act; (e) ~~existing leases and tenancies~~; (f) applicable zoning and building laws and ordinances; (g) ~~roads and highways~~, if any; (h) leases and licenses affecting the Common Elements; (i) acts done or suffered by Buyer or Buyer's nominee; (j) ~~encroachments, if any~~; (k) liens, encumbrances and other matters, provided Seller shall cause a title insurer to insure Buyer against loss or damage that might be occasioned by said liens, encumbrances or encroachments.

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, ~~not in tenancy in common, but in joint tenancy.~~

PERMANENT INDEX NUMBER:

03-07-201-019-1036

THIS DOCUMENT PREPARED BY:

MICHAEL D. BATLER
BATLER, CAPITEL & SCHWARTZ
400 WEST DUNDEE ROAD
BUFFALO GROVE, ILLINOIS 60090

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. This deed is made subject to the liens of all 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 in 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 for personally,



By _____ VICE PRESIDENT

Attest _____ ASSISTANT SECRETARY

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, Director, 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 in 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.

This instrument prepared by:
American National Bank and Trust Company
33 NORTH LA SALLE STREET,
CHICAGO 60690

Given under my hand and Notary Seal,

SEP 24 1985

MY COMMISSION EXPIRES JUNE 27, 1985

Torella M. Sorensen Notary Public

DELIVERY INSTRUCTIONS
NAME Kevin Bradlin
STREET S 1710
CITY 208 S LaSalle
Chicago, IL 60601
OR

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

UNIT NO. 1-218
1 VILLA VERDE DRIVE
BUFFALO GROVE, ILLINOIS 60090

RECORDER'S OFFICE BOX NUMBER

BOX 333 - 11V

STATE OF ILLINOIS
REVENUE DEPARTMENT
REVENUE NOV 1 1985
CANCELED BY
REAL ESTATE TRANSACTION TAX
17.25

85 288 583

UNOFFICIAL COPY

Property of Cook County Clerk's Office

50 202 503

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT OR IS THE PURCHASER OF THE UNIT.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION OF VILLA VERDE RESIDENTIAL ASSOCIATION AND VILLA VERDE UMBRELLA ASSOCIATION THE SAME AS THROUGH THE PROVISIONS OF SAID DECLARATION OF VILLA VERDE RESIDENTIAL ASSOCIATION AND VILLA VERDE UMBRELLA ASSOCIATION WERE RECEIVED AND STIPULATED AT LENGTH HEREIN.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO PARTY OF THE SECOND PARTY, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE CONVEYED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY AS SET FORTH IN SAID DECLARATION OF VILLA VERDE RESIDENTIAL ASSOCIATION AND THE VILLA VERDE UMBRELLA ASSOCIATION AND PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION OF VILLA VERDE RESIDENTIAL ASSOCIATION AND VILLA VERDE UMBRELLA ASSOCIATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN, AND THE RIGHT TO GRANT SAID RIGHTS AND EASEMENTS IN CONVEYANCES AND MORTGAGES OF SAID REMAINING PROPERTY.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF VILLA VERDE RESIDENTIAL ASSOCIATION (AS AMENDED FROM TIME TO TIME) MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 15, 1983 AND KNOWN AS TRUST NO. 57523, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 26700513; TOGETHER WITH THEIR RESPECTIVE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATIONS OF VILLA VERDE RESIDENTIAL ASSOCIATION AND THE VILLA VERDE UMBRELLA ASSOCIATION, TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING.

PART OF VILLA VERDE, A SUBDIVISION OF THE SOUTH 670 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BURELLO GROVE, ACCORDING TO THE PLAN THEREOF RECORDED JANUARY 3, 1972, AS DOCUMENT 21765265, IN COOK COUNTY, ILLINOIS.

UNIT 1-218 IN VILLA VERDE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LEGAL DESCRIPTION